

Blackadders

Offers Over £185,000








[blackadders.co.uk](https://blackadders.co.uk)

6 Rose Street,  
Arbroath, DD11 2AQ



- Detached Bungalow
- Sun Porch
- Driveway
- Generous Plot
- 3 Bedrooms
- Timber Garage
- Living Room
- Bathroom
- Kitchen
- Gardens

	3
	1
	2
	D
	D



A superb opportunity to purchase this detached bungalow located on a generous plot within a cul-de-sac to the west of Arbroath. The historic town of Arbroath offers a range of amenities including major supermarkets, recreational facilities and good transport links via the rail and bus stations. Schooling at primary and secondary levels can be found within easy reach.

Benefits of this property include double glazing and gas central heating while the accommodation is accessed by the entrance vestibule. The main hallway leads to a living room which has a bay window to the front of the property together with a further east facing window.







## Accommodation (measurements are approx)

Living Room	3.91m x 3.89m	(12'10" x 12'9")
Kitchen	3.32m x 2.34m	(10'11" x 7'8")
Sun Porch	2.36m x 2.28m	(7'9" x 7'6")
Bedroom 1	3.11m x 3.02m	(10'2" x 9'11")
Bedroom 2	3.42m x 2.80m	(11'3" x 9'2")
Bedroom 3	3.45m x 3.04m	(11'4" x 10'0")
Bathroom	1.98m x 1.85m	(6'6" x 6'1")

The kitchen has fitted units and leads on to the sun porch which allows access to the rear garden. Three bedrooms are accessed from the hallway with two of the bedrooms having fitted storage space. The bathroom includes a toilet, wash hand basin, bath and separate shower unit. A hatch from the hallway leads to a generous, partially floor attic with light.

The front garden is laid mainly in stone chips while the driveway is accessed to the front. The timber garage is accessed from the driveway while benefiting from power and light. The generous rear garden is laid mainly in lawn, stone chips and paving. A timber shed is situated in the rear garden and forms part of the sale while an integral boiler shed is accessed externally.



## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

[property@blackadders.co.uk](mailto:property@blackadders.co.uk)