

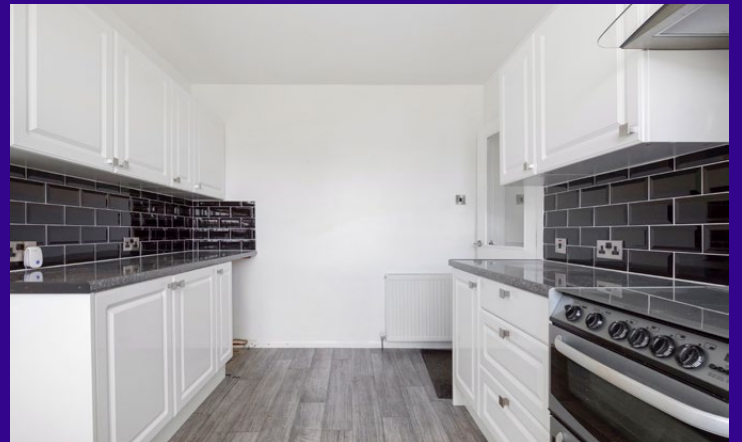
Offers Over £215,000

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23 Bellevue Gardens,
Arbroath, DD11 5BE



- Detached Bungalow
- Popular Location
- Living Room
- Kitchen
- Porch
- 3 Bedrooms
- Shower Room
- Gardens
- Driveway
- Garage



3



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1



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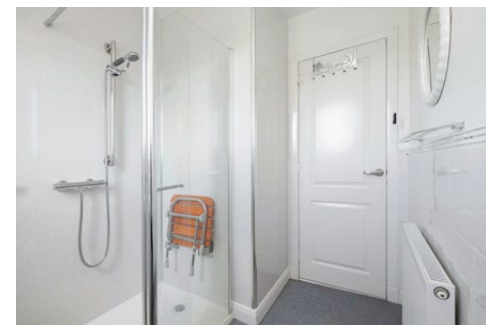


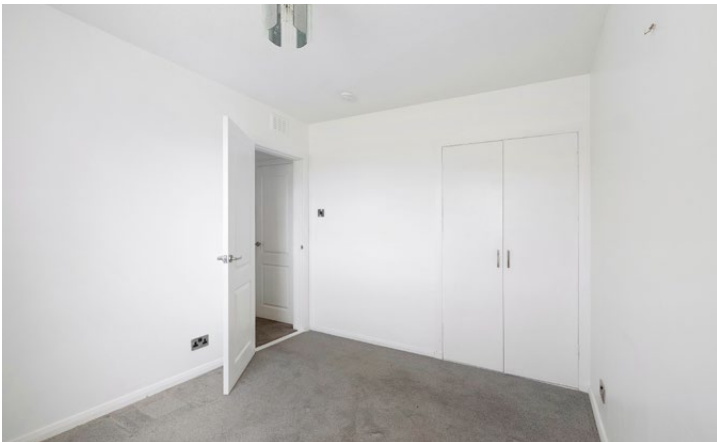
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A well-presented detached bungalow situated in a popular residential area located east of Arbroath town centre. The historic town of Arbroath offers a range of major facilities including superstores recreational facilities and excellent transport links via the rail and bus stations. The nearby A92 also offers an excellent commuter link to the cities of Dundee and Aberdeen. Schooling at primary and secondary levels can be found with easy reach.

The property benefits from double glazing and gas central heating. The accommodation is accessed by an entrance vestibule which leads through to the hallway. There are two fitted cupboards accessed from the hallway with one housing the gas boiler.

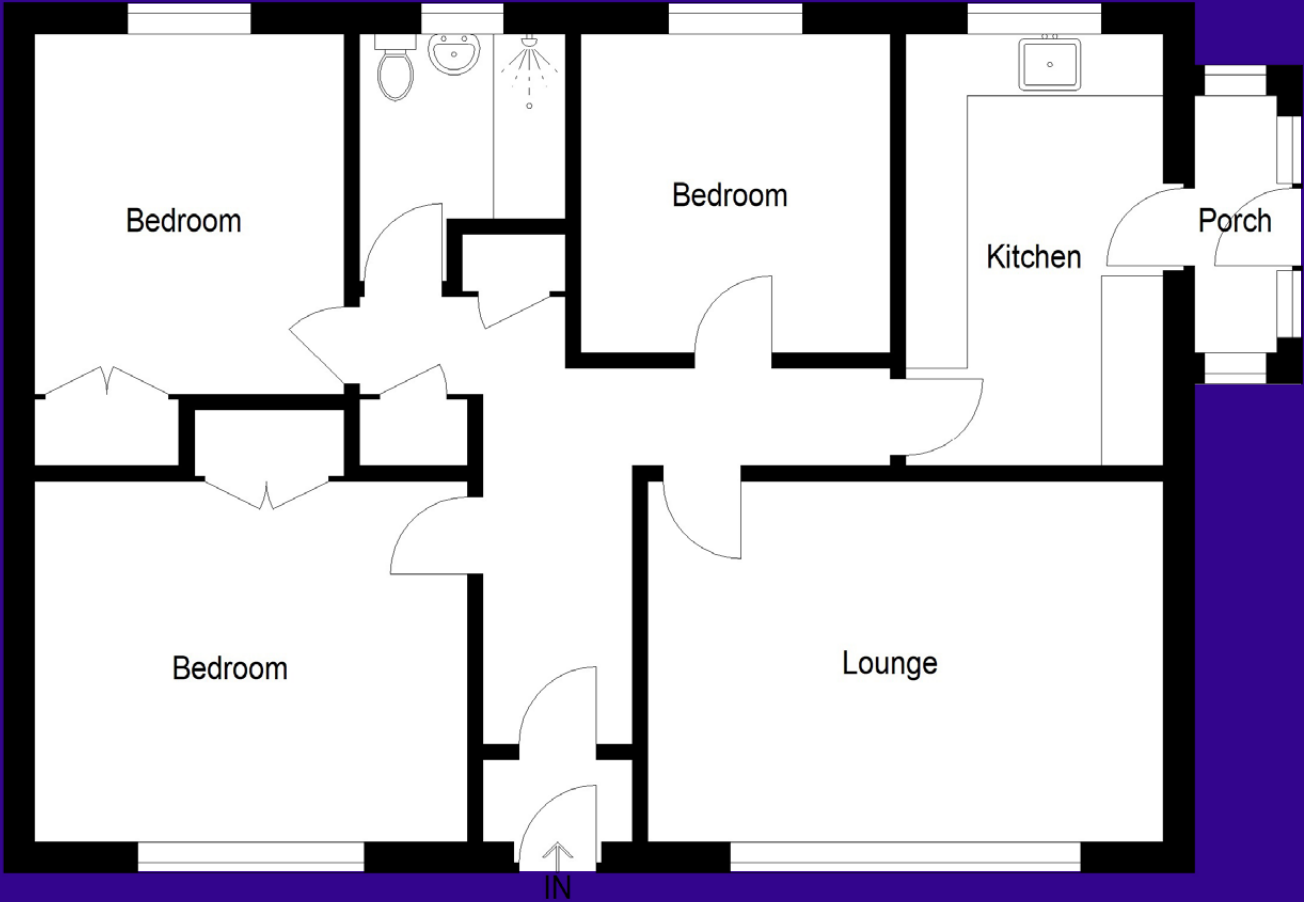




The generous living room enjoys a west facing aspect over the front garden. The kitchen has a range of fitted units and leads out to a side porch. Three bedrooms are accessed from the hallway with two of the bedrooms having fitted storage space. The modern shower room completes the accommodation.

The front garden is laid in lawn while there are driveways either side of the property. There is also a garage which benefits from power and light together with an adjoining store/workshop to the rear. The rear garden is laid mainly in lawn together with two paved patio areas.



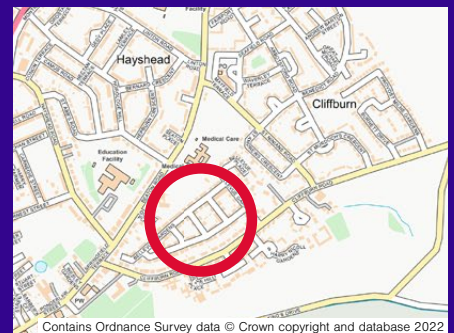




Accommodation (measurements are approx)

Living Room	3.64m x 5.46m	(11'11" x 17'11")
Kitchen	2.70m x 4.05m	(8'10" x 13'3")
Bedroom	3.56m x 3.79m	(11'8" x 12'5")
Bedroom	2.73m x 3.38m	(8'11" x 11'1")
Bedroom	2.94m x 3.19m	(9'8" x 10'6")
Shower Room	1.90m x 2.31m	(6'3" x 7'7") at widest points





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Dundee

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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.

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