

Connelly Yeoman

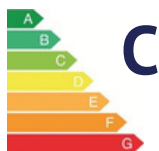


37 GALLOWDEN ROAD, ARBROATH DD11 3EU

SEMI DETACHED BUNGALOW



- Set within a very desirable residential location of similar styled properties
- A deceptively spacious and extremely well presented family home of generous proportions
 - Decorated in modern neutral colourways, Gas Fired Central Heating and Double Glazing
- Beautiful, well manicured gardens to the front and rear, driveway, Garage and Utility Room



OFFERS OVER
£230,000

Property Description

This extremely well presented SEMI DETACHED BUNGALOW must be viewed to appreciate the deceptively spacious accommodation on offer. The property is located in a very desirable residential area of the town, close to all local amenities and services including local shops, supermarkets and with well regarded primary and secondary schools close-by. This immaculately presented family home offers spacious rooms over one level and benefits from Gas fired central heating, Double glazing and ample storage. Decorated in modern neutral tones, there are three excellent Bedrooms, a lovely Family Bathroom, spacious lounge with feature fire place and French doors out to the garden. The Kitchen is well appointed and there is a beautiful Dining/Family room which forms part of a full, rear extension (with a pitched roof) which offers adaptable, contemporary family living with feature patio doors out to the delightful enclosed rear garden.

Externally, the property sits on a lovely, well maintained garden plot, with a driveway affording ample off-street car parking and leading to the Garage, a well manicured front lawn with pathway leading up the raised patio area entering the property. A timber side entry gate leads through to the enclosed rear garden which is again all beautifully laid out, with manicured lawn, flag stone paving, stone chipped areas and raised patio areas. To the rear of the Garage is a separate Utility Room, with power and light, and offering ample space for white goods. Overall, this property offers excellent, ready to walk into, family accommodation and early viewing is highly recommended to appreciate.

ACCOMMODATION:

ENTRANCE VESTIBULE & HALLWAY, MASTER BEDROOM 1, BEDROOM 2, FAMILY BATHROOM, BEDROOM 3, KITCHEN open plan into the DINING & FAMILY AREA, LOUNGE. GARAGE and UTILITY ROOM

VESTIBULE & HALLWAY:

Approx. 5' x 3'10. Enter through a double glazed front entrance door into the Vestibule. It should be noted that all the internal doors in the property have been replaced with solid oak veneer doors. Glazed internal door leads through into the spacious and welcoming Hallway, which has neutral decor. There are built-in storage cupboards in the Hallway offering ample storage space. CH Radiator.

MASTER BEDROOM 1:

Approx. 13'10 x 10'6. A spacious main Bedroom with a large, front-facing picture window and decorated in neutral decor. Ceiling cornice. Built-in fitted wardrobes with glazed doors and feature lighting above. CH Radiator.

BEDROOM 2:

Approx. 14'8 x 10'5. A spacious double Bedroom with a large, front-facing window and decorated in neutral decor. CH Radiator.

FAMILY BATHROOM:

Approx. 9'6 x 5'11. Comprising WC., wash-hand basin with a vanity unit below with oak veneer finish, bath and free-standing a walk-in shower area with wet wall panelling finish, with the remainder of the room partial wall tiling. Tiled effect flooring. Parador style lined ceiling with downlights. Feature wall mirror with lighting above the wash-hand basin. Chrome wall mounted CH towel rail. Opaque glazed window.

BEDROOM 3:

Approx. 10'3 (at longest) x 9'7. A good sized single Bedroom with a rear-facing window. Neutral decor. CH Radiator.



KITCHEN:

Approx. 11'1 x 10'3. The Kitchen has a rear-facing window and is fitted with an extensive range of base and wall mounted units in a light oak effect finish, worktop surfaces in a black finish and granite finish effect backdrops. Sinktop. Integrated Dishwasher and Fridge. Large gas Hob with 5 gas burners, extractor hood above and two Ovens below the hob.

Open plan through to the Dining/Family area which offers adaptable, contemporary living and forms part of a rear extension to the property, with a pitched roof.

DINING & FAMILY ROOM:

Approx. 22'6 x 10'10 (at widest point). This generously proportioned room offers ample space and has views all around the rear garden. There is ample space for dining table and chairs and various furniture settings.. Quarry tiled floor. CH Radiator. Feature sliding patio doors lead out to the garden. Ceiling downlights. There is an area presently used as a Snug, with further patio doors out to the garden. External side door and matching side panel.

LOUNGE:

Approx. 16'11 x 12'8. Spacious main Lounge, which is decorated in neutral decor and has ceiling cornice/coving. Electric fire with log effect incorporated into a dream coloured marble effect fire surround. CH Radiator. Feature French doors opening out to part of the rear garden.

GARAGE & UTILITY ROOM:

Garage with power and light. Separate Utility Room to the rear of the garage with ample space for white goods.

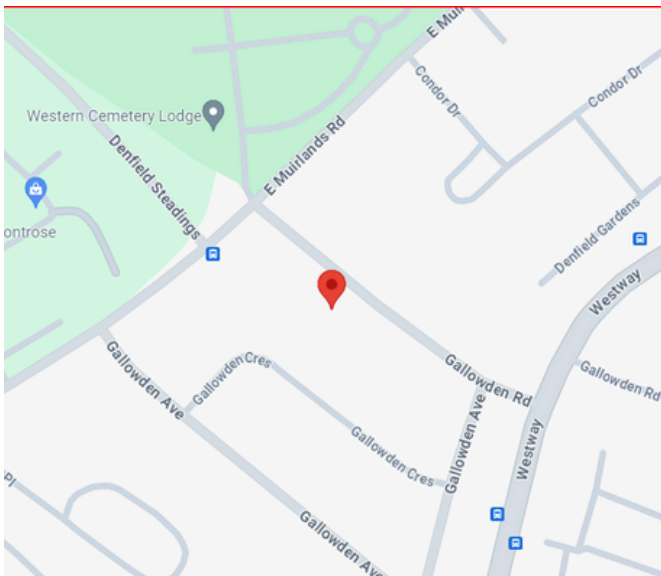
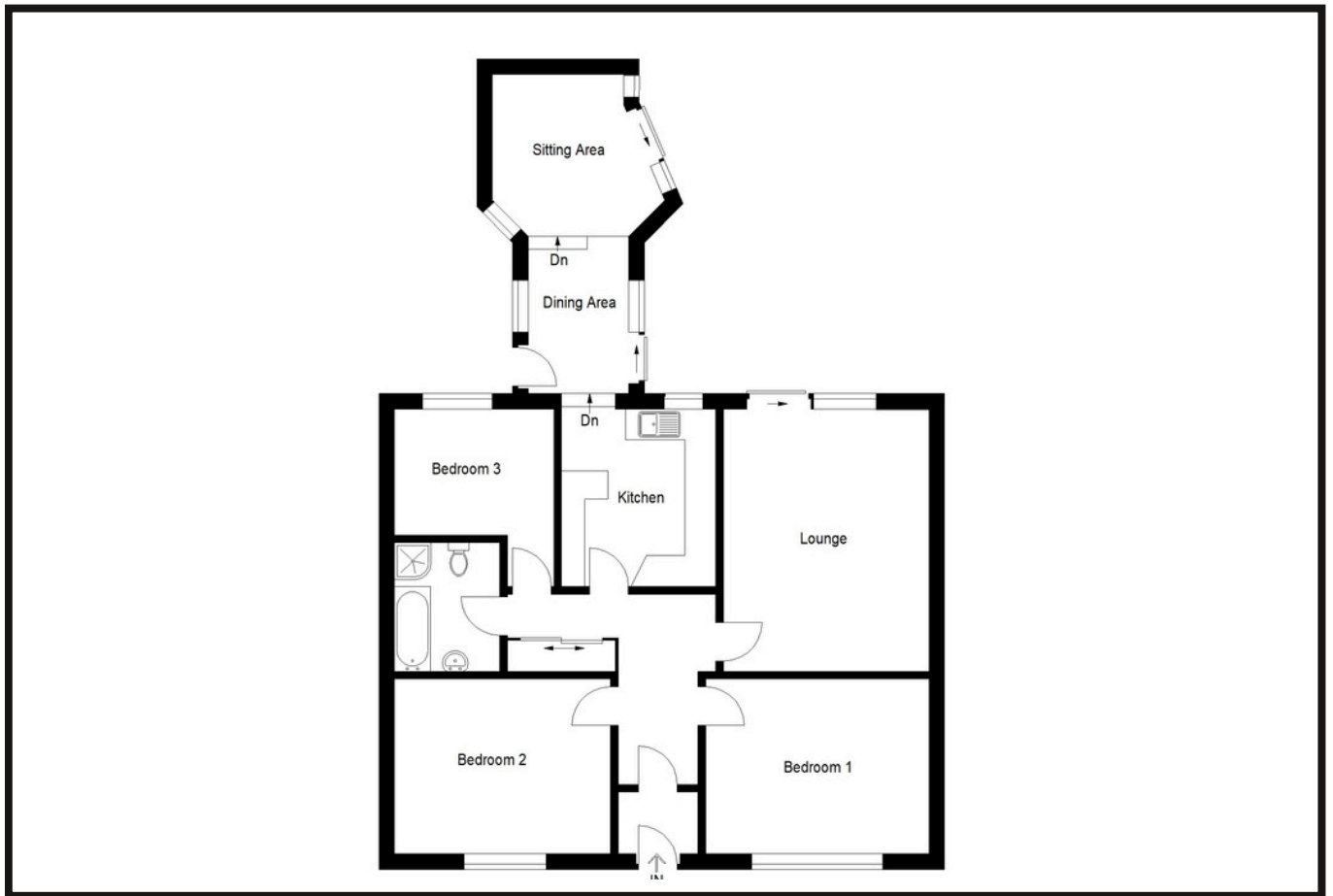
GARDENS:

The property occupies a good sized garden plot, all extremely well laid out, with a manicured front lawn, paved area and pathway. The enclosed rear garden enjoys a sunny, south-westerly aspect and is again extremely well laid out with manicured lawn, stone-chipped borders, raised patio areas and flag stones.

NB There are 12 solar roof panels which are owned outright.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

Connect with us

