

# Connelly Yeoman



**21 LUNAN AVENUE, INVERKEILOR  
BY ARBROATH, DD11 5RS**

**DETACHED BUNGALOW**



- Ideally located in a small cul-de-sac of similar styled bungalow properties
- Enjoying enviable open countryside views to the rear of the property
  - Electric Storage Heating and Double Glazing, ample storage
- Mature and well established Gardens to the front and rear, Driveway and Garage



OFFERS OVER  
**£210,000**

# Property Description

This attractive DETACHED BUNGALOW is ideally located in a popular residential area of similar styled properties in the small hamlet village of Inverkeilor, which is itself located adjacent the main A92 trunk road with easy access northwards towards Aberdeen and south to Arbroath and other Angus towns. The property occupies a lovely cul-de-sac location and offers up lovely open countryside views from the rear elevation and garden. Whilst the property would benefit from a certain degree of upgrading/renovation work, it does offer spacious, well proportioned rooms, all over ground floor level, and benefits from Electric Storage Heating and Double Glazing. Externally, there are spacious garden areas to the front, side and rear. The property is set within mature garden grounds. To the front there is a lawn which is bordered by established shrubs and flower beds. A large stone-chipped driveway provides ample off-street car parking for several cars and leads to the Garage. There is a side access gate leading through to the delightful, mature rear garden which is laid out in lawn, with well established flower beds and shrubs, a stone-chipped area and two Wooden Sheds are included. Overall, this property would make an excellent "down-size" property project with ample scope for adding value in the long term.

## ACCOMMODATION:

**ENTRANCE VESTIBULE & HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS.**

### VESTIBULE & HALLWAY:

Enter through the main front entrance door into the Vestibule, with a glass panel door leading through into the Hallway. Built-in Cloaks/storage cupboard with shelving and hanging space. Further built-in cupboard housing the hot water tank. Electric storage heater. Access hatch into the loft space.

### LOUNGE:

Approx. 16' x 19'. Enter through a glass panel door into this very generous main public room, with a front-facing window. Ample space for a variety of furnishing settings. Electric storage heater. Feature fireplace with an Electric wood-burning effect fire in place. Open plan through into the Dining Room.

### DINING ROOM:

Approx. 16' x 11'5. Another spacious main public room, with feature Patio doors which open out into the side area of garden. Electric storage heater. Built-in shelved storage cupboard housing the electric fuse box. A glazed panel door gives access back into the Hallway.

### KITCHEN:

Approx. 14'6 x 13'8. Enter through a glazed panel door into the Kitchen which has a rear-facing window overlooking the rear garden and surrounding farmland/country side beyond. The kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a sink with mixer tap. **Electric Hob, Oven and Dishwasher (no warranties given thereon).** Breakfast bar area. Electric panel heater. Built-in shelved larder cupboard. Door through into the Utility Room.

### UTILITY ROOM:

Approx. 6'4 x 10'6. Base storage units and a stainless steel sink. Plumbing and space for an automatic washing machine and space for a tumble dryer. Fridge/Freezer. Whilst these kitchen appliances may be included in the sale, there are no warranties or guarantees given thereon. External door out into the rear garden.



**BATHROOM:**

Approx. 8' x 12'2. Comprising a three piece coloured bathroom suite with an over the bath Electric shower. Wall tiling at the shower area. Bathroom fitments. Rear-facing opaque glass window.

**MASTER BEDROOM:**

Approx. 13'7 x 15'4. A spacious double bedroom with a rear-facing window. Built-in double wardrobe with sliding doors. Electric storage heater. Access into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:**

Approx. 7' x 9'2 into the shower area. Comprising a coloured WC and wash-hand basin and shower area housing an Electric shower. Bathroom fitments. Rear-facing opaque window.

**BEDROOM 2:**

Approx. 11'3 x 12'9. Spacious double bedroom with a front-facing window. Built-in double wardrobe with sliding doors. Electric panel heater.

**BEDROOM 3:**

Approx. 9'2 x 12'2. Good sized third bedroom with a front-facing window. Built-in wardrobe with shelving and hanging space. Electric panel heater.

**GARDENS & GARAGE:**

The property is set within mature garden grounds. To the front there is a lawn bordered by established shrubs and flower beds. Stone-chipped driveway providing ample off-street car parking and leading to the Garage. Side access gate to the side of the property. There is a delightful mature rear garden which is laid out in lawn with well established flower beds and shrubs, a stone-chipped area and two Wooden Sheds. Access into the rear door of the Garage. Outside water tap.

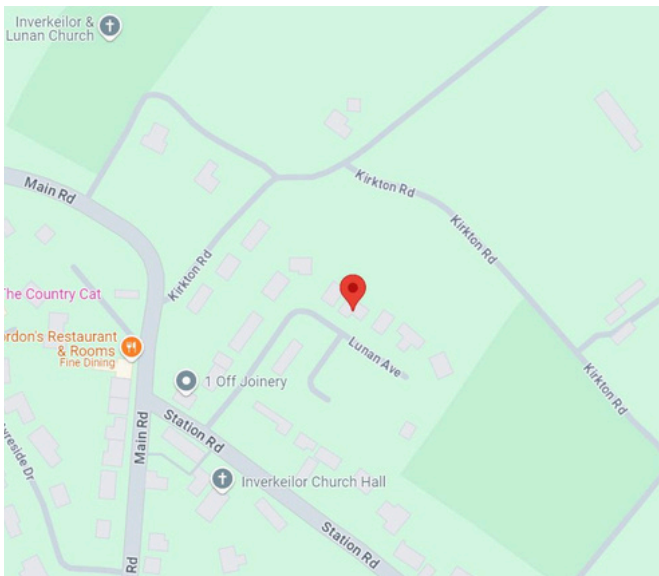
The Garage has an up and over garage door and external rear door.



# Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1113403 / Ref:88923)



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.

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