

Connelly Yeoman



**67 ARBIRLOT ROAD WEST
ARBROATH DD11 2JF**

**END TERRACED
BUNGALOW**



Key Features

- Ideally located in a popular and sought after residential area
- End of Terrace Bungalow property offering well proportioned accommodation
- Gas Fired Central Heating and Double Glazing, ample storage
- Mutual Drying area to the rear, private outhouse



OFFERS OVER
£85,000

Property Description

This very attractive, bright and airy END TERRACED BUNGALOW is ideally situated within a sought residential area on the western edge of the town, yet within easy reach of the town centre and most amenities. The property provides well proportioned accommodation on one level, has been well maintained and enjoys the benefits of Gas fired central heating, double glazing and ample storage. Internally, the property is decorated in modern neutral colour schemes complimented by fitted carpeting and internal oak doors. To the rear of the property, located just outside the rear door is a stone-built Outhouse providing ample storage. Also at the rear is a mutual drying area and grassed area. Overall, this property would make a super retirement purchase offering "ready to live in" accommodation and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE, LOUNGE, KITCHEN, HALLWAY, SHOWER ROOM, DOUBLE BEDROOM WITH AMPLE STORAGE.

ENTRANCE VESTIBULE:

Enter into the property via an attractive covered entrance area, with double glazed entrance door into the entrance porch, with display storage area housing the electricity meters. Oak internal doors open into the Lounge.

LOUNGE:

Approx. 13'5 x 12'2. A lovely bright and spacious Lounge, with a large picture window overlooking the front allowing ample natural light into this room. Neutral decor. CH Radiator.

KITCHEN:

Approx. 8'8 x 8'11. The kitchen is fitted with a range of base and wall mounted units in an oak wood veneer, with a cream coloured worktop surface. Cream tiled splashbacks. There is ample space for everyday dining table and chairs. Space for a fridge/freezer. Free-standing Electric Cooker and an Automatic washing machine are included in the sale, no warranties will be given thereon. CH Radiator. Rear-facing window.



HALLWAY:

Large, built-in storage cupboard with shelving and a further built-in storage cupboard housing the Worcester gas central heating boiler. A double glazed door leads out to the rear of the property. At the back of the property there is a stone-built Outhouse which is exclusive to this property.

SHOWER ROOM:

Approx. 6'6 x 5'5. Enter into the Shower Room via an oak veneer door. The shower room comprises a two piece white bathroom suite and a walk-in shower cubicle. Fully tiled walls. CH Radiator. Opaque glazed window allows ample natural ventilation.

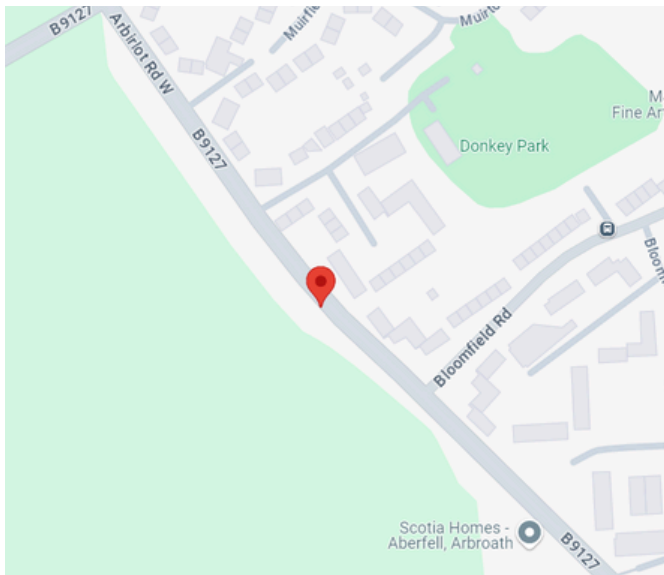
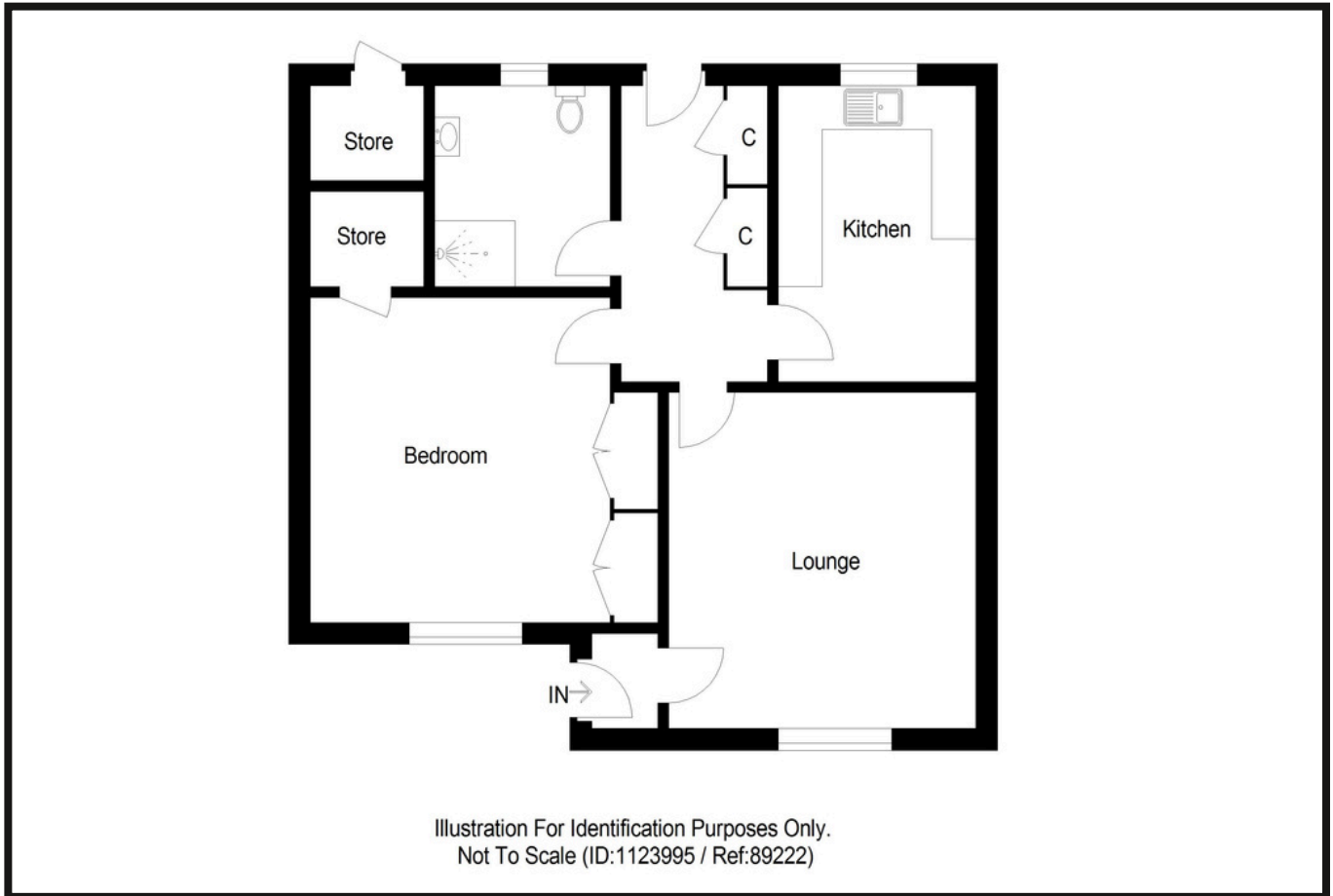
BEDROOM:

Approx. 11'6 x 9'10. A spacious Bedroom with a front-facing window allowing ample natural light. Ample space for bedroom furnishings. There is a large walk-in storage cupboard with shelving and a further two sets of double wardrobes which are built-in, offering excellent storage. CH Radiator.

GARDEN: Mutual drying green and grassed area to the rear of the property. Storage Outhouse.



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.

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