

# Connelly Yeoman



17 PATRICK ALLAN-FRASER STREET,  
ARBROATH DD11 2LX

DETACHED BUNGALOW



- Set within a very desirable location close to popular schools and most amenities closeby
  - Well presented, spacious accommodation on one level
  - Gas Fired Central Heating and Double Glazing, ample storage
- Gardens to the front and rear, single garage with remote control door



OFFERS OVER  
**£215,000**

# Property Description

This attractive DETACHED BUNGLOW which has been extended on the rear elevation, offers spacious accommodation on one level and is located in a small cul-de-sac of properties within the sought after residential area of the town known locally as Hospitalfield, within easy reach of most central amenities and services, including local shops, supermarkets and with well regarded primary and secondary schools close-by. The property comprises of an Entrance Vestibule, welcoming Hallway, a spacious Lounge, attractive Dining Kitchen with feature sliding French doors out to the rear garden, a Shower Room and 3 Bedrooms (one of which could be used as a formal dining room if desired). There is Gas fired central heating and Double Glazing, with ample storage facilities. Externally, the large front garden is laid to a mono-block pathway leading up to the front of the property, with two areas at either side laid out with coloured stone chips with mature trees and bushes. There is a Garage with remote control door, with power and light. The rear garden is laid out with a large patio area, lawn area, coloured stone chipped area, and mature shrubs and bushes. Early viewing is recommended.

## ACCOMMODATION:

**VESTIBULE & HALLWAY, LOUNGE, DINING KITCHEN, SHOWER ROOM, 3 BEDROOMS**

### VESTIBULE & HALLWAY:

Enter into the property through the Double Glazed front entrance door into the Vestibule, with a built-in cupboard housing the electric meters. Internal door leads through into the Hallway.

Hallway with access to the Lounge, Bedrooms, Dining Kitchen. and Shower Room. Built-in storage cupboard. CH Radiator. Access into the partially floored attic space.

### LOUNGE:

Approx. 16'2 x 11'2. A spacious public room with large picture window overlooking the front garden. Ceiling cornice. Neutral decor. Built-in fireplace. CH Radiator.

### BEDROOM 1:

Approx. 11'9 x 11'6. A lovely double bedroom with a window overlooking the front garden. One wall has built-in wardrobe storage with pine louvre doors. CH Radiator.

### DINING KITCHEN:

Approx. 12'10 x 10'2. A bright and spacious room with both rear and side-facing windows. The kitchen offers ample space for dining and is fitted with a good range of base and wall mounted storage units in an Antique Pine finish, cream marble effect worktop surfaces and stainless steel sinktop. Built-in Gas Hob with Electric Oven below, extractor hood over the Hob. The white goods in the kitchen are to be left in situ and comprise an automatic washing machine and a tumble dryer - NO WARRANTIES/GUARANTEES GIVEN THEREON. Space for Fridge/Freezer. CH Radiator. Attractive feature sliding French Doors lead out to the rear garden.

### BEDROOM 2:

Approx. 10'6 x 9'11. Another good sized double bedroom with a side-facing window. This room offers versatile room usage, presently used as a bedroom but with ample space for formal dining as a dining room. Ceiling cornice. CH Radiator.



**BEDROOM 3:**

Approx. 13'2 x 13'1. This room forms part of the rear extension to the property, and offers a very spacious bedroom with a rear-facing window overlooking the garden. Ample built-in storage comprising two large double wardrobes and further overhead storage. CH Radiator

**SHOWER ROOM:**

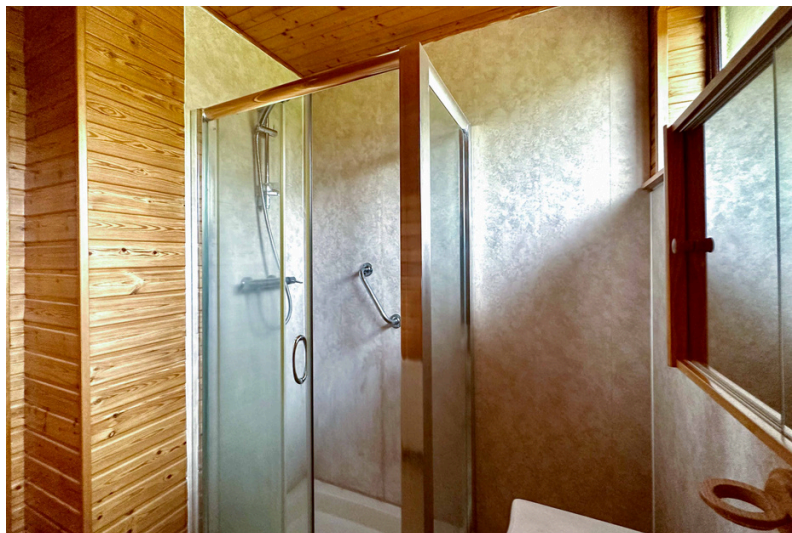
Approx. 6'5 x 6'4. Comprising a two piece white bathroom suite, WC and wash-hand basin, with an oak wood veneer vanity unit below. Partial wet wall finish at the shower area. Wood panelled walls. Wall mounted storage cabinet with mirror doors. High level opaque glass window. CH Radiator.

**GARAGE & GARDENS:**

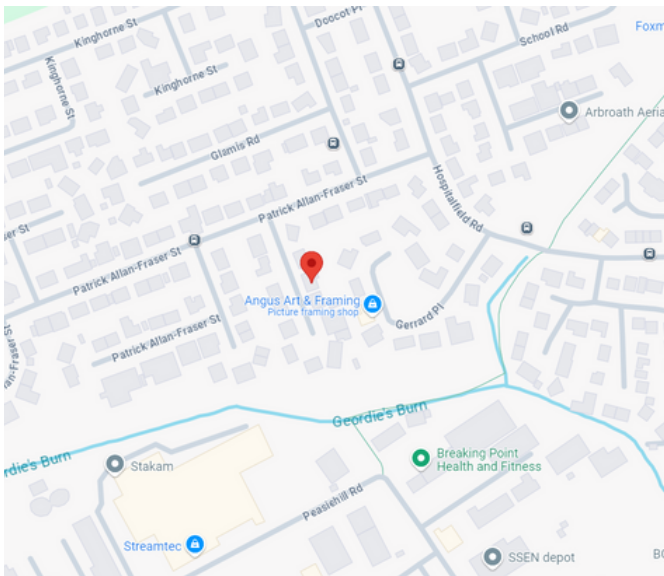
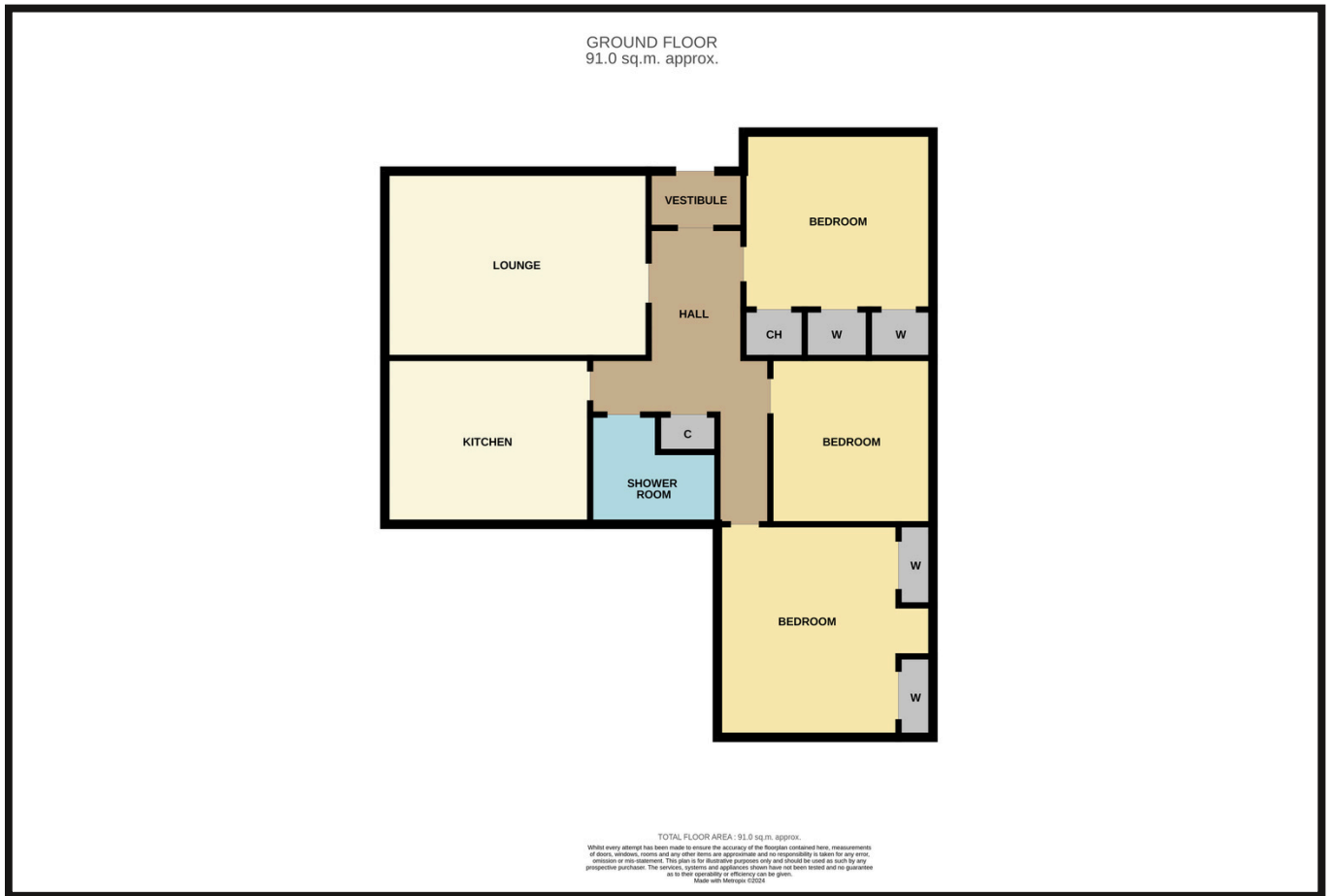
The front garden is laid to a mono-block pathway leading up to the front of the property, with two areas at either side laid out with coloured stone chips with mature trees and bushes.

Garage with a remote controlled electric front door, power and light. Rear door from the Garage into the rear garden.

The rear garden is laid out with a large patio area, lawn area, coloured stone chipped area, and mature shrubs and bushes.



# 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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