

# Connelly Yeoman



**76 GRAMPIAN GARDENS  
ARBROATH, DD11 4AG**

**SEMI DETACHED  
BUNGALOW**



## Key Features

- Deceptively spacious Semi Detached Bungalow
- Ideally located within an established residential area close to the town centre
  - Gas Fired Central Heating and Double Glazing, excellent potential
  - Driveway to the Garage, Gardens to the front and rear



OFFERS OVER  
**£135,000**

# Property Description

This bright and airy, two bedroom SEMI DETACHED BUNGALOW is ideally situated within an established residential area to the eastern edge of the town, close to the town centre and within easy reach of most amenities. The property offers well proportioned accommodation all at ground floor level and benefits from Gas fired central heating and Double glazing. Outside, the front garden is laid out in coloured stone-chips for easy maintenance. There is a long driveway with access to the single Garage. The good sized rear garden is laid out in grass, with mature shrubs and bushes, patio and gravel areas and an outhouse. Overall, whilst requiring upgrading and modernisation, the property would make an ideal First Time Buy or down-size property with scope for adding value in the longer term once renovated. Viewing recommended.

**ACCOMMODATION:** ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, 2 BEDROOMS, & SHOWER ROOM

**ENTRANCE HALLWAY:** Enter into the property via the main double glazed front entrance door into the hallway, with access to the Lounge, Bedrooms, Bathroom and Kitchen. CH Radiator. In the hallway there is a large, built-in storage cupboard. Access hatch into the attic space.

**DINING KITCHEN:**

Approx. 15'9 x 7'5. The kitchen has a rear-facing window and external double glazed access door out to the rear garden. There is a base unit and sink with drainer. Space for dining.

**LOUNGE:**

Approx. 13' x 12 A well proportioned lounge with a large picture window overlooking the front of the property. Ceiling coving. CH Radiator.



**BEDROOM 1:**

Approx. 11'8 x 8'7. A double bedroom with a large front-facing window. CH Radiator.

**BEDROOM 2:**

Approx. 12'8 x 8'7. Another good sized, bright bedroom with a large rear-facing window. CH Radiator.

**SHOWER ROOM:**

Approx. 7'7 x 5'2 This room has been upgraded, comprising WC and wash-hand basin, with drawers underneath, walk-in shower with sliding glass door. Slate effect wet wall panels and further wet wall panel finish. Chrome wall mounted CH towel rail. Inset downlights. Opaque glazed window for natural ventilation.

**GARDENS:** Good sized garden areas to the front and rear of the property. Long driveway with ample off-street car parking and leading to the Garage.

**GARAGE:** Single Garage with up and over garage door.



# Property Professionals

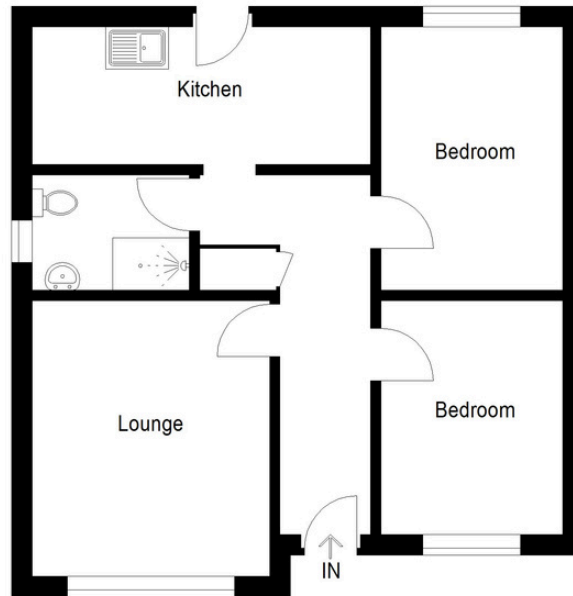
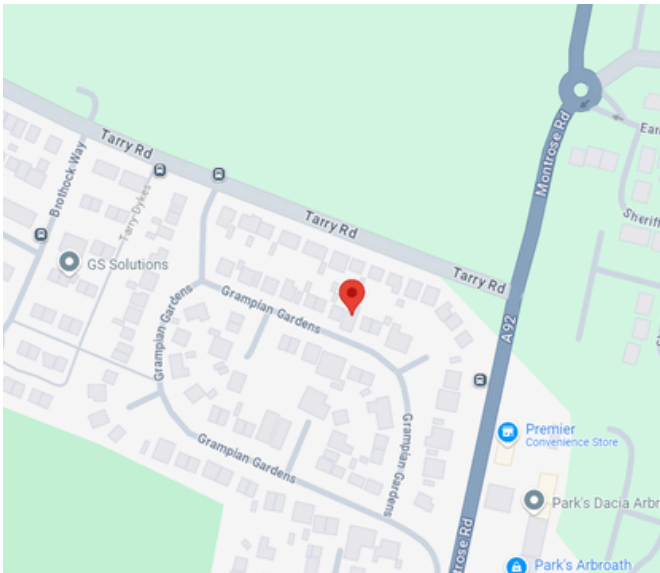


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Not To Scale (ID:1147110 / Ref:89621)



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