

Connelly Yeoman

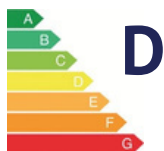


25 ROSE STREET, ARBROATH, DD11 2AG

**TRADITIONAL
DETACHED BUNGALOW**



- Ideally situated in a small cul-de-sac of a much sought after West End residential area
- A traditional style Detached Bungalow offering well proportioned accommodation
 - Gas Fired Central Heating and Double Glazing, Large Attic, Detached Garage
- Paved Driveway with ample car parking, extensive garden ground surrounding the property



OFFERS OVER
£190,000

Property Description

This traditional build DETACHED BUNGALOW is ideally "tucked away" in a small cul-de-sac of only two properties, located in a much sought after West End residential area of the town, within easy reach of most central amenities and services Arbroath has to offer, including local shops, supermarkets and close to the Keptie Pond and Angus College areas of town. The property offers well proportioned and adaptable accommodation at ground floor level, with scope for further development, if required, into the attic space (subject to the usual Local Authority planning permissions, etc., being obtained by any prospective purchaser) and benefits from Gas fired central heating and Double glazing. Externally, the property sits on a very generous, mature garden plot, with a large driveway offering ample off-road car parking and leading to the large detached Garage. The well established gardens which surround the Bungalow to the front, side and rear, are laid out mostly to lawn and gravel areas, flower borders with mature shrubs, bushes and trees and border hedging. Whilst requiring a degree of upgrading or remodelling, this particular property represents an ideal "down-size" property or perhaps for further development, located in a prime West End residential area, convenient for most amenities, and early viewing is recommended to avoid disappointment.

ACCOMMODATION:

VESTIBULE & HALLWAY, LOUNGE, DINING ROOM/BEDROOM 3, KITCHEN, SUN ROOM, 2 BEDROOMS; ATTIC SPACE WITH LARGE ATTIC ROOM.

ENTRANCE HALLWAY:

In the Hallway there is a built-in cupboard housing the Valiant Gas boiler.

LOUNGE:

Approx. 14'6 x 13'4. This room is the main public room, with a front-facing bay window overlooking the front garden. Fireplace with an gas fire and fire surround. Shallow built-in cupboard. CH Radiator.

DINING ROOM/BEDROOM 3:

Approx. 15' x 14'8. This room offers adaptable room use, ideal as a formal dining room or as a third bedroom and has a front-facing bay window.. Fireplace with an gas fire and fire surround. Shallow built-in cupboard. CH Radiator.

BEDROOM 1:

Approx. 13'7 x 10'4 (at narrowest point). This bedroom has a window overlooking the rear garden. CH Radiator.

BEDROOM 2:

Approx. 10'2 x 9'9. This bedroom overlooks the rear garden. CH Radiator.

SUN ROOM:

Approx. 8'2 x 6'9. This room overlooks the lovely rear garden. There is wood panelling on one wall and laminate wood flooring. Electric panel heater.

KITCHEN:

Approx. 13'7 x 7'1. The kitchen is fitted with ample base and wall mounted units in an Oak veneer finish, marble-effect worktop surfaces and tiled splashbacks. Built-in Double Ovens and Gas Hob. Integral Fridge and Freezer. Space and plumbing for an automatic washing machine. CH Radiator.

SHOWER ROOM:

Approx. 6'10 x 6'3. Comprising WC., and wash-hand basin. Walk-in shower cubicle with wet wall panel finish. CH Radiator. Rear-facing opaque glazed window.



ATTIC SPACE:

A large door and access hatch with a fitted loft ladder into the attic space, where there is a large attic room.

ATTIC ROOM:

Approx. 21'2 x 15'1. This is a full height, floored attic room with a dormer window to the front of the property. Ample storage and space.

GARAGE & GARDENS:

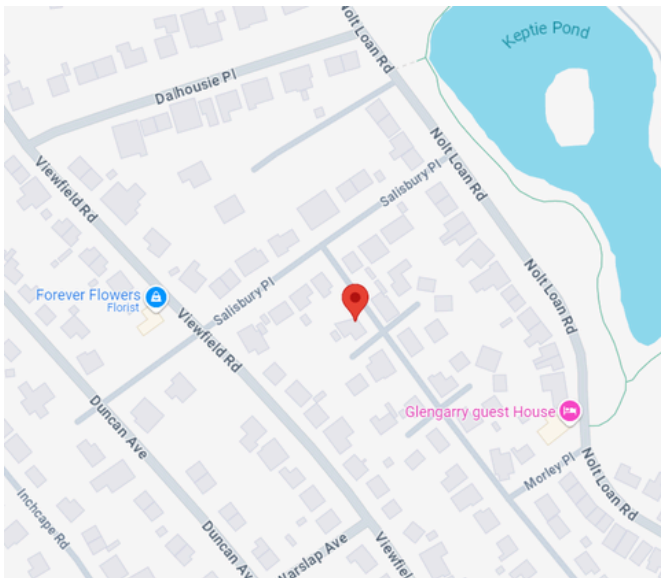
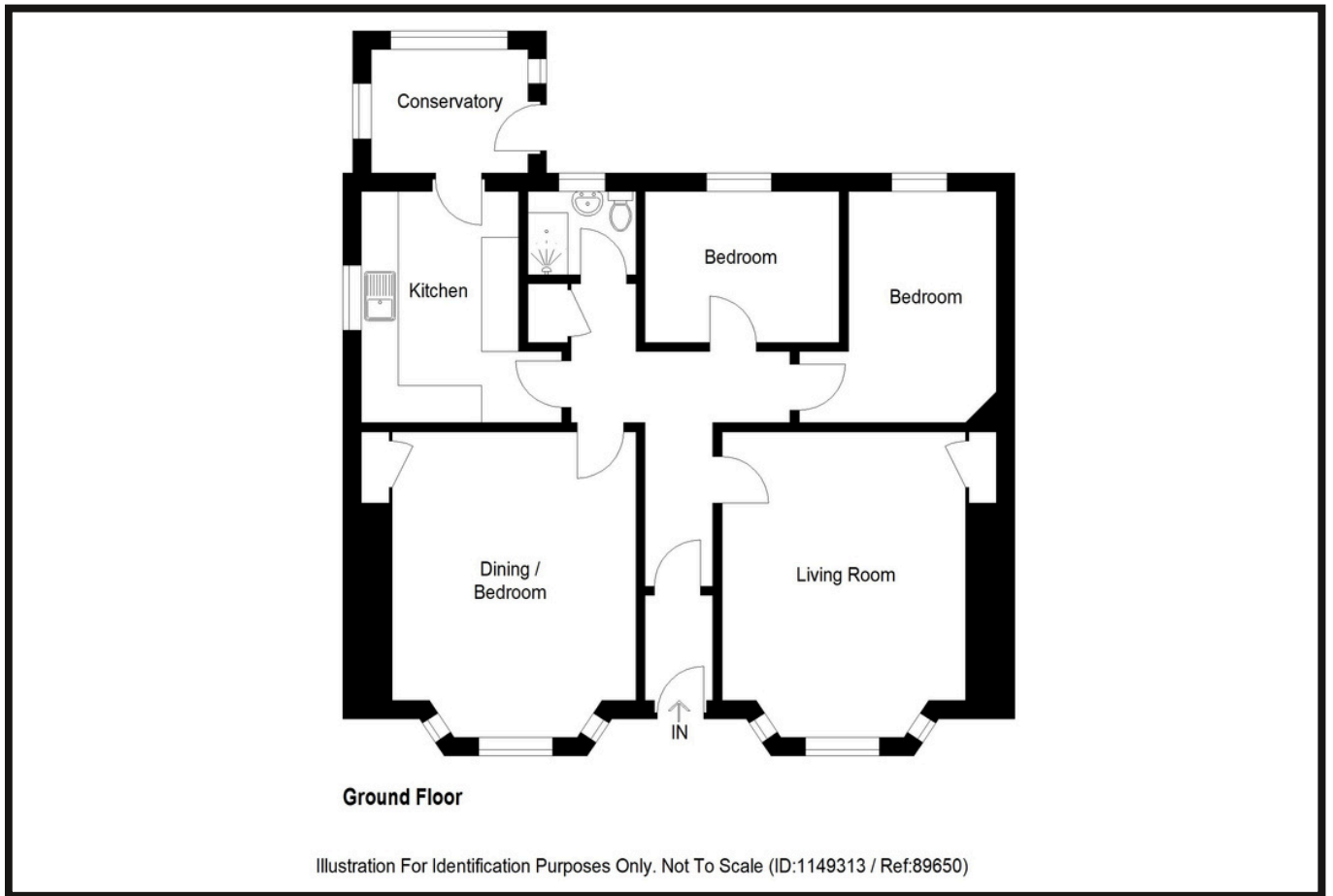
The generously proportioned and established garden grounds which surround the property to the front, side and rear, are laid out mostly to lawn and gravel areas, well tended flower borders with mature shrubs, bushes and trees. Mature border hedging. Garden Shed included.

Large Detached Garage.

Pavior driveway affords ample off-road car parking and leading to the Garage.



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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