

# Connelly Yeoman

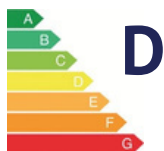


22 BISHOPLOCH ROAD, ARBROATH, DD11 2DH

DETACHED BUNGALOW



- Set within a very desirable West End location close to schools and shops
  - A well presented family home of generous proportions
- A secluded rear garden patio area and summerhouse, driveway and Garage



OFFERS OVER  
**£235,000**



# Property Description

This modern DETACHED BUNGALOW must be viewed to appreciate the bright, accommodation on offer. Set within an established and sought after area to the West end of the town and close to all local amenities and services. This well presented family home offers spacious rooms and has the advantage of a driveway leading to a garage with ample off street parking. Surrounding the property there are mature gardens, a lawn and neatly laid out sunny patio area a summerhouse and greenhouse. Arbroath is served by various amenities, including a variety of local and national shops and supermarkets, cafes and restaurants, primary and secondary schools. The A92 and East Coast rail network give an easy commute to Dundee, Aberdeen and all local Angus towns.

**ACCOMMODATION: VESTIBULE AND HALLWAY, LOUNGE, DINING KITCHEN, 3 BEDROOMS AND WET ROOM.**

## **VESTIBULE/HALLWAY:**

Hallway Approx. 8'8 x 4'8. Entry into a vestibule via a double glazed door with a front facing double glazed window. A cupboard housing the electric meter and fuse board. A glass panelled door leads into the spacious hallway with shelved storage cupboard with light, radiator and access hatch into the loft via Ramsay style ladder into a floored loft with light

## **LOUNGE:**

Approx. 19'4 x 13'8. Enter through glass panelled door. This lovely large room has a feature fireplace with marble surround and hearth incorporating a Gas fire. Large front facing window, wall lights and ample room for furnishings. Radiator.

## **KITCHEN/DINING:**

Approx. 15'10 x 11'6. Entering through a glass panelled door, this kitchen has base and wall units with coordinating wooden work surfaces incorporating stainless steel sink with a mixer tap. integrated fridge/freezer, stainless steel double oven with 5 burner gas hob and extractor fan. Plumbed for a washing machine with tiled effect flooring, Parador ceiling with spot lights and radiator.





**BEDROOM 1:**

Approx. 16'10 x 10'6. Front facing spacious double bedroom with radiator.

**BEDROOM 2:**

Approx. 13'6 x 13'6. Side facing double bedroom which has built in shelved and hanging wardrobe and radiator. Included is a modern wardrobe fitment with shelved and hanging space, drawers and mirrors

**BEDROOM 3:**

Approx. 16'9 x 11'4. This bedroom is rear facing with a radiator.

**WET ROOM:**

Approx. 7'9 x 7'3 Wash hand basin, WC and shower area housing a power shower finished in wet wall and modern tiling. Parador ceiling with extractor fan and light. Heated towel rail.

**GARDEN:**

Lovely enclosed rear garden with lawn, established shrubs, greenhouse and sunny patio area with summerhouse. Tap. Access to both sides of the house with easily maintained areas flowing to the front garden with a lawn and borders and driveway to the Garage.

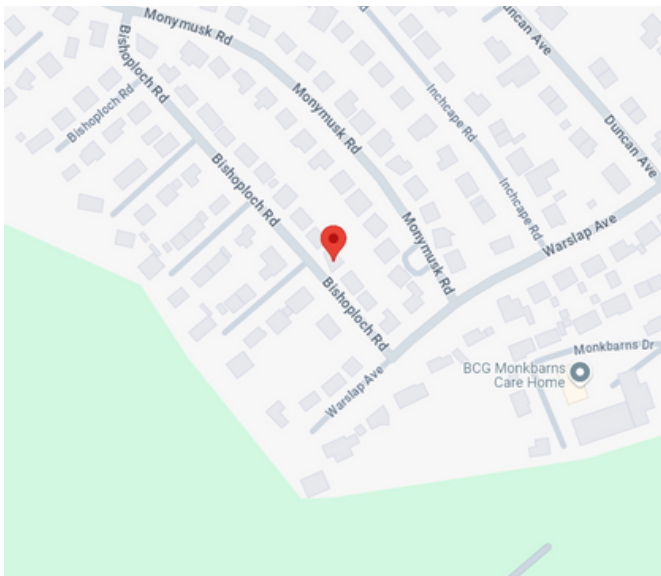
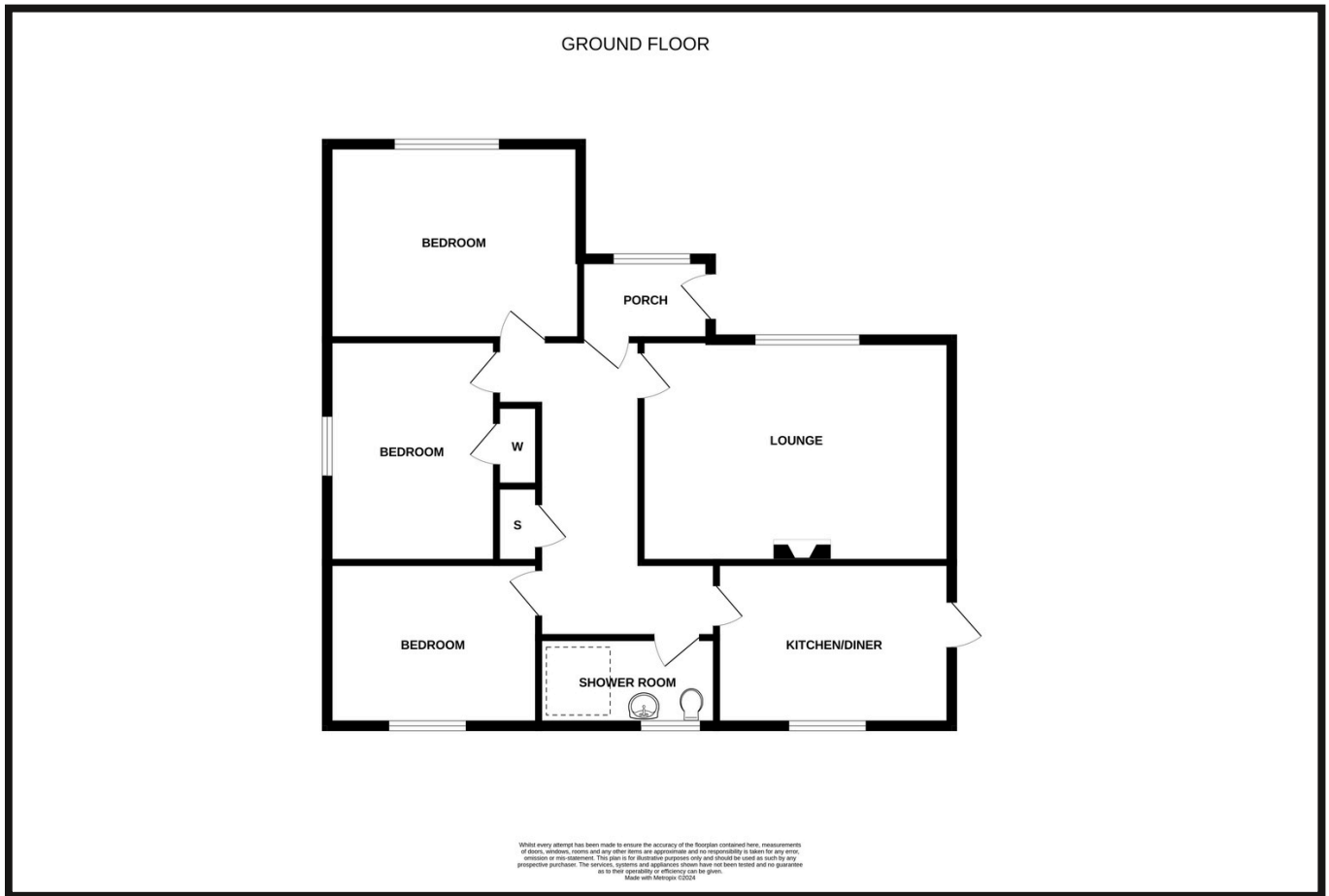
**GARAGE:**

Approx.10'10 x 25'. From the kitchen there is an enclosed area with front and rear doors with access into the large Garage with electric door, power and light.





# 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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Yeoman**

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