

# Connelly Yeoman



45 PARKVIEW GARDENS, ARBROATH DD11 4JN

SEMI-DETACHED BUNGALOW



## Key Features

- Semi-detached bungalow situated within a very popular residential area
  - Gas Central Heating and Double Glazing
- Easy to maintain garden to the front and rear with driveway, with wooden shed and summerhouse



OFFERS OVER

**£180,000**

# Property Description

This attractive SEMI-DETACHED bungalow is situated within a popular residential area and is presented in excellent order with gas central heating and double glazing. With easy access to many local amenities and services this delightful bungalow would make an ideal downsize or first time buy. The property comprises of a spacious lounge, kitchen with room for dining, two double bedrooms, both with wardrobes, and a bathroom with shower over the bath. There is ample storage and access into a partly floored loft. The property sits within easy to maintain and well-established garden grounds with a driveway providing parking for two cars. There is also a wooden shed for additional storage and a sunny seating area with summerhouse.

## ACCOMMODATION:

Lounge, Dining Kitchen, 2 Bedrooms and Bathroom

## ENTRANCE HALLWAY:

Entrance is via a glass panel door which leads into the vestibule and then access is through a glass panel door leading into the hallway with a cupboard housing the gas central heating boiler.

## LOUNGE:

Approx. 11'5 x 16'4. A spacious lounge with the advantage of a front facing window, with TV and telephone points, ample power points and a radiator. Access leads into the kitchen.

## KITCHEN:

Approx. 9'2 x 11'5. Base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. Electric oven, gas hob with extractor above. Plumbed space for an automatic washing machine, space for a fridge and freezer and there is an area for a small dining table. There is also a radiator and a door leading out into the garden.



**BEDROOM 1:**

Approx. 10'3 x 12'2. Comprises of a double shelved and hanging wardrobe with sliding mirror doors, a rear facing window and a radiator.

**BEDROOM 2:**

Approx. 10'4 x 10'2. Front facing window with a double shelved and hanging wardrobe and a radiator.

**BATHROOM:**

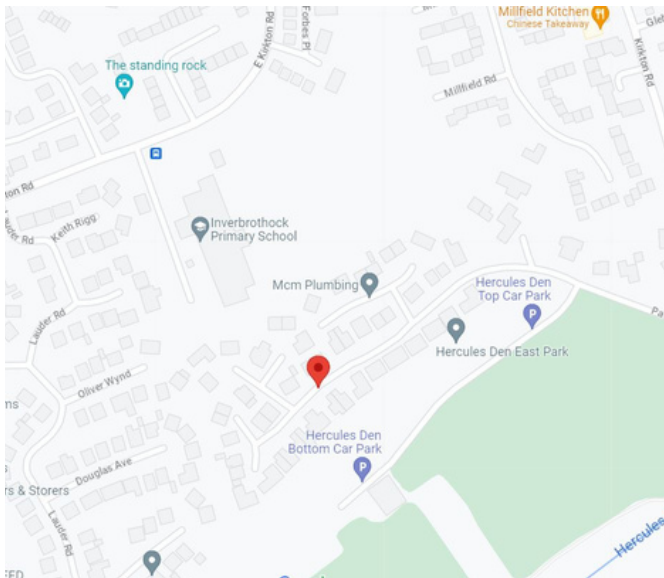
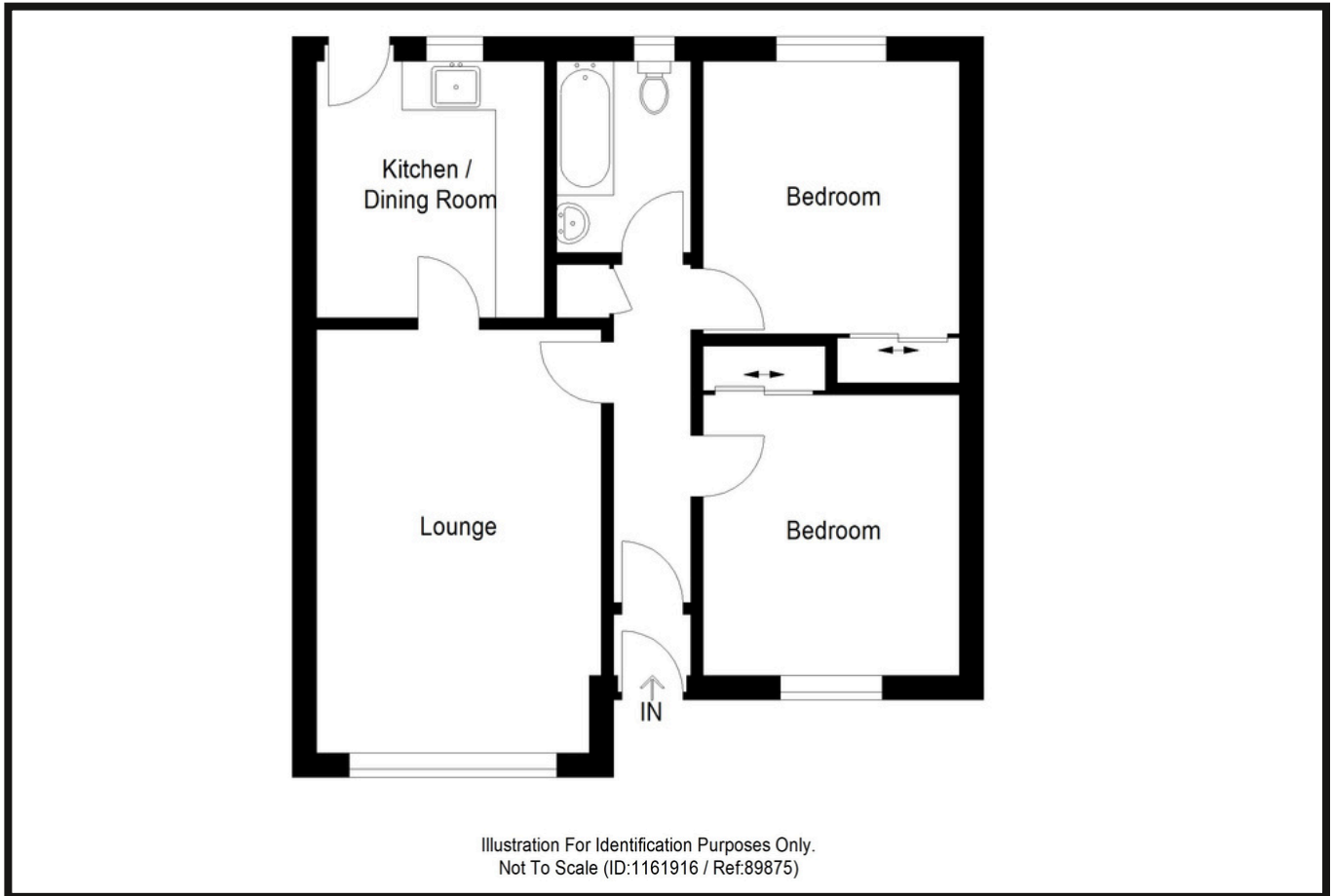
Approx. 5'6 x 7'4. Wash-hand basin, WC and bath with an over the bath shower, tiled to the bath, shower, WC and wash-hand basin areas. Extractor fan, bathroom fittings and a radiator.

**GARDEN:**

The property sits within an easy to maintain and well-established garden grounds. The front and rear are neatly laid out with chip stones with established shrubs and trees. A driveway provides parking for several cars. The garden has the benefit of a wooden shed for additional storage. There is also a seating area with summerhouse.



# 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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