

# Connelly Yeoman



48 WARDDYKES AVENUE, ARBROATH, DD11 4AW

END TERRACED BUNGALOW



## Key Features

- 1 Bedroom End Terraced Bungalow set within a quiet residential
  - Gas Central Heating and Double Glazing.
  - Enclosed Courtyard Garden & Wooden Shed



OFFERS OVER  
**£80,000**

# Property Description

This bright and airy one bedroom END TERRACED BUNGALOW is ideally situated within a quiet residential area and provides a well proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage and comprises of a spacious lounge, kitchen, double bedroom and shower room. Front, side and rear gardens. Wooden shed.

**ACCOMMODATION:** LOUNGE, KITCHEN, BEDROOM, SHOWER ROOM.

**ENTRANCE HALLWAY:** Vestibule entry with glass door leading into hallway with walk in shelved airing cupboard housing the Gas Central heating boiler with light. 6'9 x 7'2. Access into the loft.

**LOUNGE:**  
Approx. 12'7 x 19'8 A lovely spacious front facing lounge with two radiators and door leading into the kitchen.

**KITCHEN:**  
Approx. 9'6 x 12'9. Window overlooking the rear garden, modern base and wall units with work surfaces incorporating a stainless steel sink and mixer tap. Under counter space for appliances. Rear door leading to the garden.



**BEDROOM:**

Approx. 14'4 x 11'2. Rear facing with double shelved and hanging wardrobe with sliding wooden doors and overhead storage. Radiator.

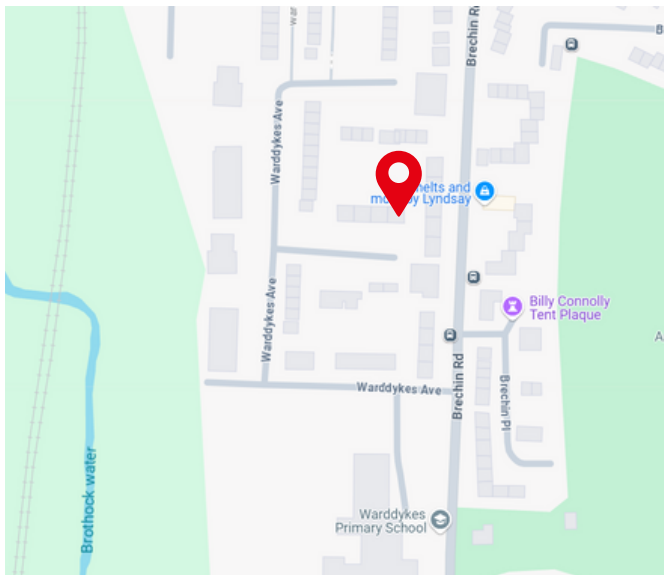
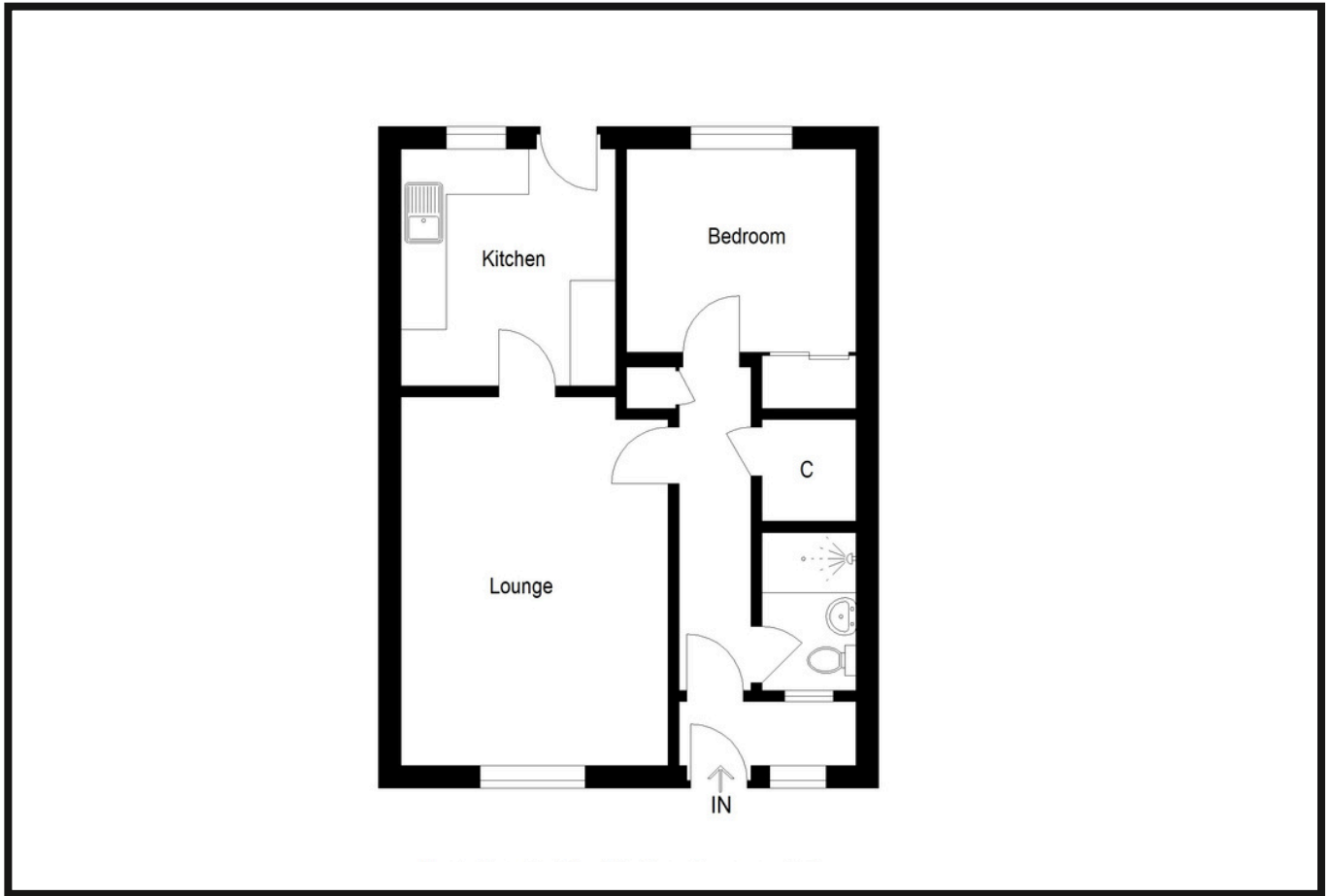
**SHOWER ROOM:**

Approx. 6'10 x 7'10. WC wash hand basin and electric shower with glass screen finished in modern Wet Wall. Extractor fan and window giving borrowed light from the vestibule and CH radiator.

**GARDEN:** The front garden is laid out in lawn and has a slabbed seating area with stone chipped area to the side. A gate leads into the rear garden area where there is a lovely easily maintained slabbed Courtyard garden bordered by stone chips, and a wooden shed.



# 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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