

Connelly Yeoman



9 ROSE STREET, ARBROATH, DD11 2AG

DETACHED BUNGALOW



- Set within a very desirable West End residential area close to most amenities
- A traditional styled Detached Bungalow property offering deceptively spacious accommodation
 - Gas Fired Central Heating, Double Glazing, Adaptable room usage
- Generously proportioned established gardens to the front and rear, Driveway and Garage



OFFERS OVER
£230,000

Property Description

This traditional styled DETACHED BUNGALOW is located in a very sought after West End residential area of the town, within easy reach of most central amenities and services, and close to the Keptie Pond area of town. The property offers deceptively spacious, adaptable, well proportioned accommodation and benefits from Gas fired central heating and Double glazing. Externally, the property sits on a generous garden site, slightly elevated, with a long tarmac driveway offering ample off-road car parking and leading to the detached wooden Garage which has power, light and water. The established front garden is laid with lawn areas, mature shrubs and hedging. Pathway and steps up to the front entrance door. The rear garden is laid out mostly to lawn, with a sunny seating area, stone-chipped drying area, established shrubs and flower borders. Whilst requiring a degree of upgrading or remodelling, the property is in good repair and ready to move into, and represents an ideal "down-size" property and is located in a prime residential area, convenient for most amenities.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, 3 BEDROOMS, LOUNGE WITH DINING AREA, KITCHEN, SUN ROOM, REAR PORCH.

VESTIBULE & HALLWAY:

Enter into the property via the main front entrance door into the Vestibule, which has a cupboard housing the electric meter. A glass panel door leads through into the Hallway. The hallway has a CH Radiator. Access hatch with a fitted loft ladder allows for access into the loft space which is partially floored.

BEDROOM 3/SITTING ROOM:

Approx. 15'10 x 16'3. A well proportioned and versatile room, with a large front-facing square bay window overlooking the front garden. CH Radiator. Shallow shelved storage cupboard.

BEDROOM 1:

Approx. 16'10 x 17'7. Another spacious room, ideal as the main Bedroom, with a large front-facing square bay window. CH Radiator. Shelved alcove with glass display and under-storage cupboard.

BEDROOM 2:

Approx. 12'3 x 15'3. Spacious third Bedroom with a side-facing window. CH Radiator.

BATHROOM:

Approx. 6'9 x 10'6. Comprising WC., wash-hand basin and bath with an over the bath Electric shower. Heated towel rail. Ceiling spotlights. Rear-facing opaque glazed window. Extractor fan.

LOUNGE WITH DINING AREA:

Approx. 21'2 x 13'10 (at widest point). A spacious lounge with dining area with an abundance of light from both rear and side-facing windows. Ample space for furniture settings. Shelved storage cupboard. Two CH Radiators. Wood effect flooring. From here a glass panelled door leads into the Kitchen.



KITCHEN:

Approx. 12'8 x 17'6. The kitchen benefits from both rear and side-facing windows and has base and wall mounted units, worktop surfaces incorporating with a sink and mixer tap. Electric Oven and Electric Hob. Ample space for further kitchen appliances. Wood floor. CH Radiator. A glass panelled door from here leads into the Sun Room. Also from the Kitchen there is access into the side entrance Porch.

SUN ROOM:

Approx. 13'3 x 7'6. This room overlooks the rear garden. There is a wooden floor and a CH Radiator.

PORCH:

Side-facing Porch with a rear-facing window. Secure double glazed door out to the rear garden.

GARDENS & GARAGE:

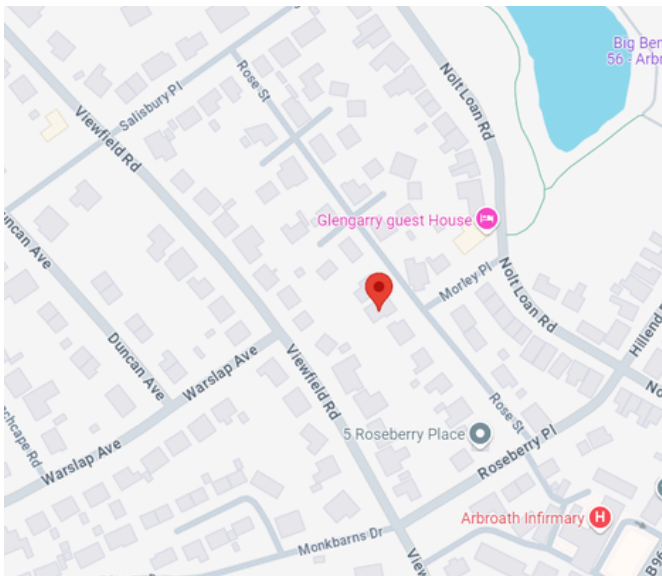
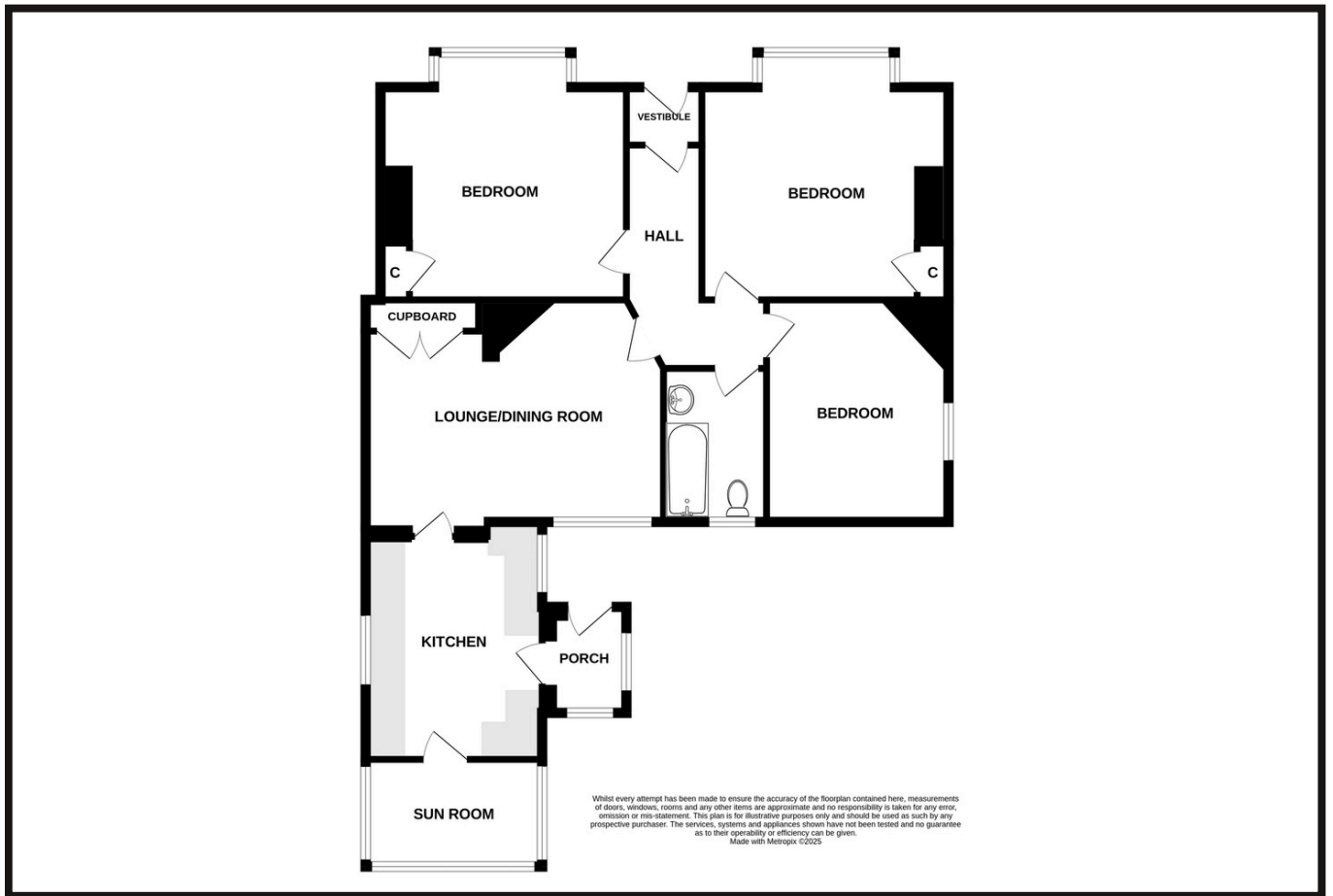
The property sits on a generous garden site, slightly elevated, with a long tarmac driveway offering ample off-road car parking and leading to the detached wooden Garage which has power, light and water.

Established front garden with lawn areas, mature shrubs and hedging. Pathway and steps up to the front entrance door.

The rear garden is laid out mostly to lawn, with a sunny seating area, stone-chipped drying area, established shrubs and flower borders.



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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