

Connelly Yeoman

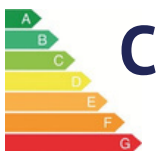


**35 MONYMUSK ROAD
ARBROATH DD11 2BZ**

**EXTENDED DETACHED
BUNGALOW**



- Located in a sought after, desirable residential area within easy reach of most amenities
 - A well presented home offering spacious accommodation on one level
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Driveway, Garage, Gardens to the front and rear



OFFERS OVER
£260,000

Property Description

This well presented, traditional styled DETACHED BUNGALOW offers spacious and well presented accommodation over one level, with the addition of an extension on the rear elevation of the house. The property is ideally located in an established and sought after West End residential area of Arbroath, within easy reach of most amenities and services including primary and secondary schooling, local shops and supermarkets, and there are good transport routes close-by. This extended property offers bright and spacious accommodation and benefits from Gas fired central heating and Double glazing. On entering the property into the front Entrance Porch there is access into the Hallway, with a spacious Lounge, 3 good-sized Bedrooms (the main Bedroom which has feature sliding patio doors out to the rear decking area), a well appointed Bathroom, and a useful Utility Room leading into the beautifully appointed, large Dining Kitchen with feature Island and breakfast bar area and French doors opening out onto the rear decking area. The house sits back off the main road, with the front garden laid out in lawn and borders of shrubs and bushes. The rear garden is laid out mainly to lawn, with established shrubs and bushes and a vegetable patch. A driveway affords ample off-road car parking and leads to the Garage/Workshop with a front window and side access door, offering ample storage facility. Overall, this property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE PORCH, HALLWAY, LOUNGE, 3 BEDROOMS, BATHROOM, LARGE DINING KITCHEN, UTILITY AREA.

FRONT ENTRANCE PORCH: Approx. 7'3 x 3'11. Entering into the front of the property there is a lovely bright and airy entrance porch, with a large front-facing window.

HALLWAY: An L-shaped Hallway with access to all rooms. Attractive wood-effect flooring, continued through. CH Radiator. Large, built-in storage cupboard with double opening doors, offering ample storage. Access to Bathroom, Bedroom 1, Lounge and Dining Kitchen. Glazed access hatch into the attic space which is partially floored for storage.

LOUNGE: Approx. 16'4 x 11'5. A bright and well proportioned Lounge, with a large front-facing picture window overlooking the front garden area. Feature fireplace wall with an Electric fire and surround in a black cast iron effect finish with silver detail and which sits on a hearth. Ceiling coving. CH Radiator.

BEDROOM 1: Approx. 13'11 x 10'. Spacious main bedroom with feature sliding double glazed French doors leading out into a decking area. Wood-effect flooring. CH Radiator.

BEDROOM 2: Approx. 14'1 x 8'10. Another good-sized bedroom, with a front-facing window. CH Radiator.

Hallway with built-in storage cupboard.

BEDROOM 3: Approx. 11'6 x 10'8. A good-sized bedroom, presently used as a home office/study. CH Radiator.

BATHROOM: Approx. 6'7 x 6'. Comprising a three piece white bathroom suite with the cistern, toilet and wash-hand basin incorporated into a modern vanity unit in modern high gloss finish. There is a shower over the bath with a folding glass shower screen. The walls are finished with modern wet wall panel finish. Chrome wall mounted CH radiator.



UTILITY AREA: Approx. 13'5 x 9'7. Enter into the side of the property via a side entrance door into the Utility area, which offers adaptable room use and there is ample space for white goods. Coat rack. Worktop surfaces, and base unit with sink and drainer. Attractive grey flooring. CH Radiator. Access through into the Dining Kitchen. Access into the Hallway.

DINING KITCHEN: Approx. 21'5 x 15'5. The spacious dining kitchen forms part of the rear extension to the property and has a feature cathedral-style vaulted ceiling. There is a feature island/breakfast bar seating area, with a Bosch Induction Hob and NEFF extractor hood. Ample space for dining table and chairs and various seating/furniture settings. Large twin feature apex style windows overlooking the rear gardens and feature French doors which open out onto the decking area at the rear. The kitchen area is fitted with a modern range of base and wall mounted units in a grey high gloss finish, slate-effect worktop surfaces and stainless steel sink with a feature tap fitment. Integrated kitchen appliances include a Fridge/Freezer, Dishwasher, Electric Double Ovens and a further extractor for the main kitchen. Vaulted skylight roof window. Feature ceiling light. Grey slate-effect flooring. CH Radiator.

GARDENS & WORKSHOP: The property sits back from the road and there is a large area of front garden, laid out mostly to lawn, with borders of mature shrubs and bushes. A spacious driveway offers ample off-street car parking and leads to the Garage/Workshop.

WORKSHOP/GARAGE: The garage has been altered by a previous owner and is presently a useful Workshop. Stone sheds add further storage areas at the rear of the Workshop/Garage.

The rear garden is laid out mostly to lawn, with a feature decking area at the rear of the property. There are mature borders of shrubs and bushes and a vegetable patch. A pathway leads all the way around the property.



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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