

Connelly Yeoman



19 GLAMIS ROAD, ARBROATH, DD11 2LY

DETACHED BUNGALOW



- Set in a very desirable location at the end of a quiet cul-de-sac
- An immaculately presented and thoughtfully renovated bungalow
 - With gas central heating and double glazing
- Within a large, landscaped corner plot with a substantial Log Cabin with wood burning stove, central heating, and bar area. Detached garage



OFFERS OVER
£220,000

Property Description

This modern recently upgraded DETACHED BUNGALOW must be viewed to appreciate the bright, stylish accommodation on offer. Set within an extremely popular area, at the end of a quiet cul-de-sac, this immaculately presented family home offers spacious rooms and has the advantage of a stunning substantial Log Cabin, with wood burning stove, and bar area. To the front a driveway provides ample off street parking and leads to the garage with an enclosed gated secure area to the side suitable for a caravan or motorhome. Decorated in modern stylish tones with a gas central heating system and double glazing, there is a spacious lounge, a kitchen, two double bedrooms and a shower room. The mature secluded, easily maintained rear garden has decked and stone chipped entertaining and relaxing areas, a patio with fire pit and an external covered bar from the side of the log cabin. Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools, sports centres and a Golf Course. Minutes from the A92 giving an easy commute to Dundee and all local Angus towns.

ACCOMMODATION:

LOUNGE, KITCHEN, 2 BEDROOMS, SHOWER ROOM, LOG CABIN, GARAGE.

HALLWAY:

Approx. 5'2 x 8'6. Vestibule entry via a double glazed door with side panel, a cupboard housing the fuse board. The hallway is nice and welcoming with a front facing window. Access into a partly floored loft via a Ramsay style ladder. CH Radiator.

LOUNGE:

Approx. 14'6 x 20.3. Lovely spacious lounge with a double aspect windows South facing to the rear with ample room for furnishings. CH Radiator.

KITCHEN:

Approx. 10'2 x 14'10. fitted with base and wall units with coordinating wooden work surfaces incorporating a stainless steel sink with mixer tap, integrated dishwasher, washing machine, and space for fridge freezer. Cupboard housing the Gas central heating boiler and included will be the Kenwood range style cooker with double ovens and 5 burner gas hob with stainless steel cooker hood. Window looking into the rear garden and rear door. CH Radiator.



BEDROOM 1:

Approx. 15'7 x 12'3. Front facing with three double shelved and hanging wardrobes. Ample room for furnishings. CH Radiator.

BEDROOM 2:

Approx. 11'10 x 13'3. A nice spacious bedroom overlooking the rear garden with ample room for furnishings. CH Radiator.

SHOWER ROOM:

Approx. 7'7 x 9'2. Ceramic wash hand basin set on a vanity unit with bathroom fittings and splashback. WC and shower cubicle housing power shower with deluge and hand held attachments, finished with modern wet wall and glass doors. Heated towel rail and rear facing window.

EXTENSIVE LIVING/ENTERTAINING LOG CABIN AND GARDENS:

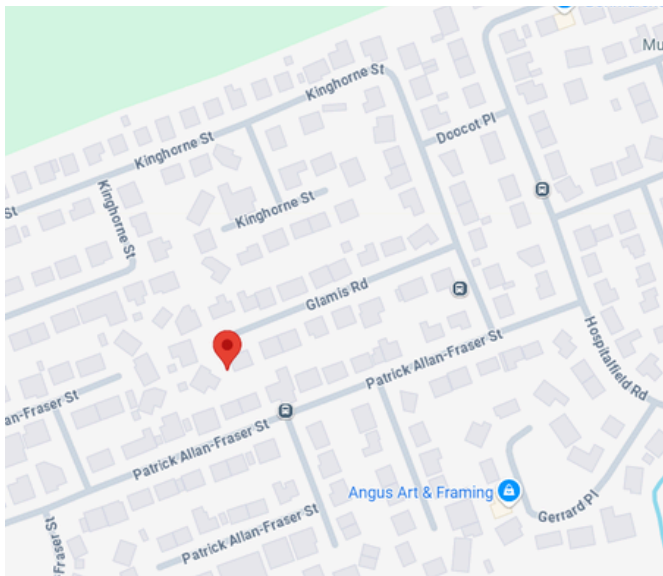
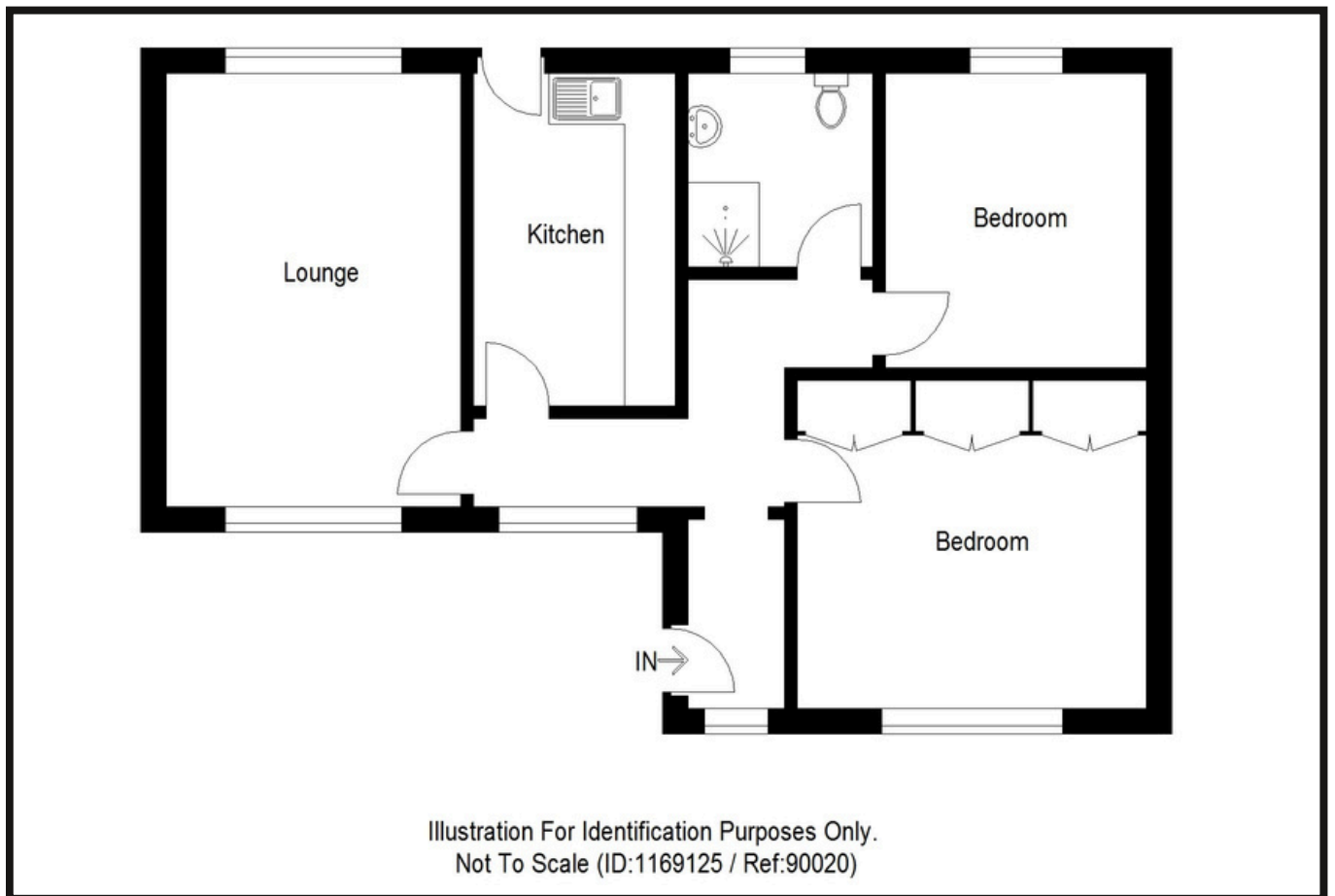
Approx. 15' x 30' Substantial additional living/entertaining area consisting of lounge area with log burner, lovely large dining area and windows looking out into the very secluded rear garden. With its own electricity supply and gas central heating provided by two radiators which can be controlled from inside the main house. Decorated in a lovely rustic theme with wooden beams and wood effect flooring. Adjoining is a raised deck area with a covered bar which looks over, and has access, to the easily maintained landscaped garden. A seating area with fire pit, wooden decked walkways and sufficient room for other seating and relaxation areas. The walled garden has some established bushes, to the side of the cabin is a further fully enclosed secluded area laid out in slabs with an electricity point.

GARAGE/DRIVEWAY:

Parking for several cars, garage with power, light and an up and over door. At the side of the garage is a side gate for vehicle access leading to a secure parking suitable for motorhome, caravan or additional cars. access from this area into the rear garden and a side door into the garage.



Property Professionals



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