

# Connelly Yeoman



19 KIRKTON PLACE, ARBROATH, DD11 4HX

SEMI DETACHED  
BUNGALOW



- Spacious two bedroom bungalow
- Within a popular residential area
- Gas Central Heating and Double Glazing.
- Lovely secluded, easily maintained gardens



OFFERS OVER  
**£160,000**

# Property Description

This most impressive, bright and airy two bedroom SEMI DETACHED BUNGALOW is ideally situated within a desirable residential area and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. The accommodation comprises of a spacious lounge through to an open plan dining kitchen, two bedrooms and bath room. A lovely secluded front garden and easily maintained rear garden with deck area and patio.

## ACCOMMODATION:

LOUNGE, OPEN PLAN DINING KITCHEN, TWO BEDROOMS, BATHROOM

## ENTRANCE HALLWAY:

Access via front door into a nice sunny vestibule with cupboard housing the Electric fuse board, front facing window and cloaks area, through a glass panelled door into the hallway where there is a shelved storage cupboard and a further large cupboard which could be shelved. Access into partly floored loft via a Ramsay style ladder. CH Radiator.

## LOUNGE:

Approx. 13'4 x 19'2. This lovely lounge has a feature wood panelled wall, ample room for furnishings and patio doors lead out to the enclosed secluded rear garden. CH Radiator.

## KITCHEN/DINING:

Approx. 19'6 x 10'4. Open plan into the lovely dining kitchen with front and side facing windows. Kitchen has base and wall units with work surfaces incorporating stainless steel sink with mixer tap, double electric oven, gas hob and extractor fan. space for under counter appliances.



**BEDROOM 1:**

Approx. 11'5 x 15'2. This rear facing room has double shelved and hanging wardrobe with sliding mirror doors and CH Radiator.

**BEDROOM 2:**

Approx. 11'3 x 14'10. Rear facing with fitted wardrobe which has shelved and hanging space and built in drawers. CH Radiator.

**BATHROOM:**

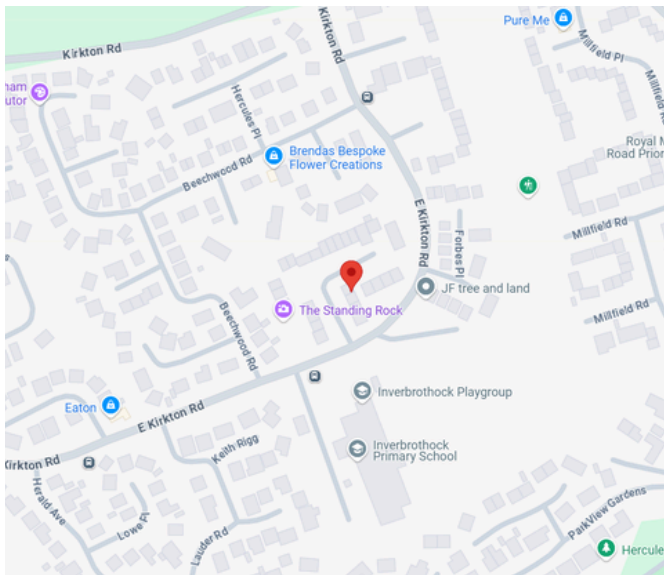
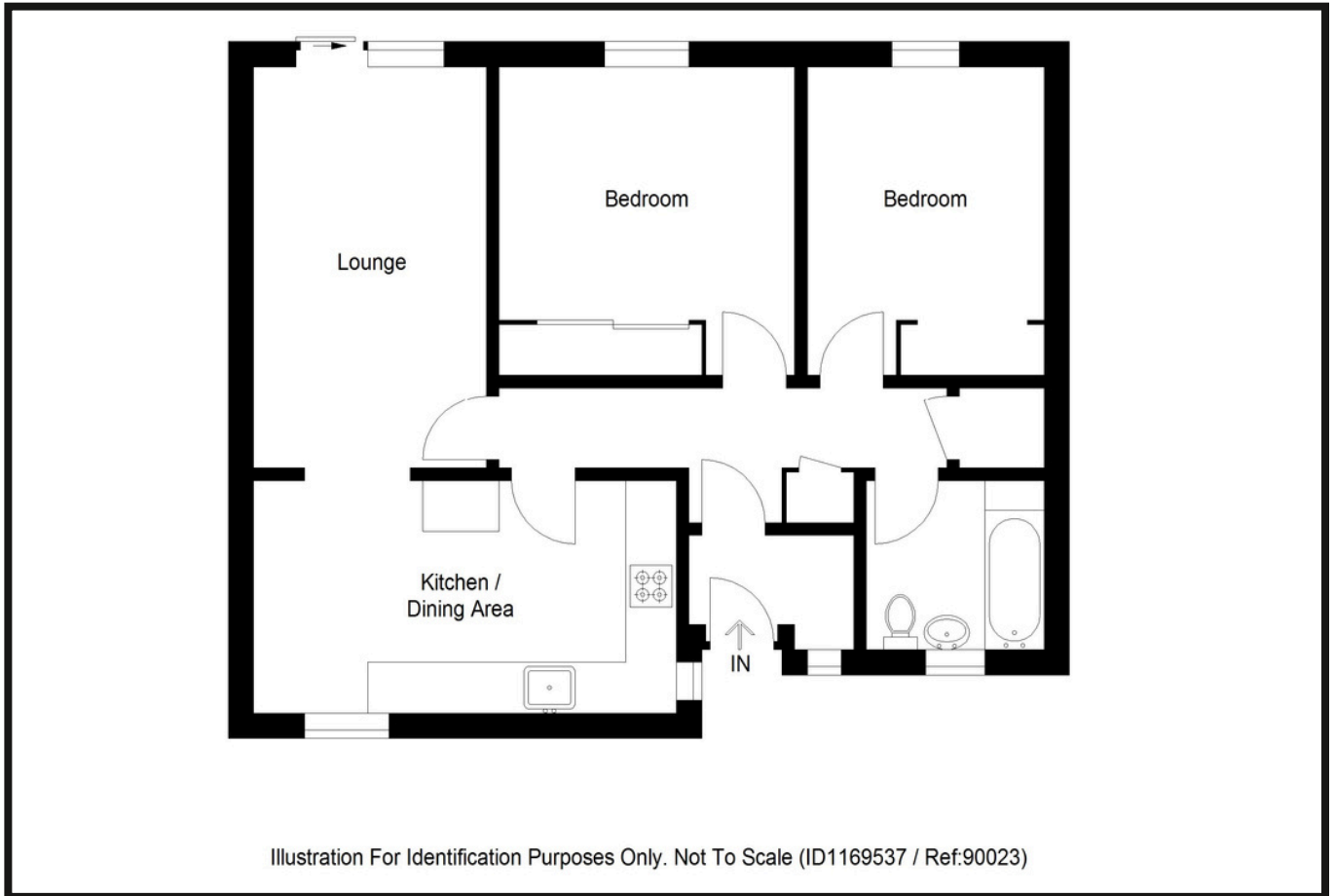
Approx. 7'7 x 7'5'. Bath with over the bath shower, wash hand basin and WC. Finished with tiling to the bath shower and wash hand basin and has heated towel rail. A front facing window allows natural light and ventilation.

**GARDEN:**

Lovely South facing enclosed front garden laid out with a lawn and a path to the side of the house leading through a gate into the easily maintained rear garden which has a large deck, stone chips, Astro turf and bark to the borders. There is a patio area at the patio doors and a shed.



# Property Professionals



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