

# Connelly Yeoman

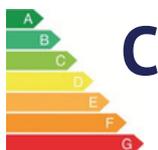


3 ANTIQUARY GARDENS, ARBROATH, DD11 2LA

DETACHED BUNGALOW



- Ideally set within a desirable residential location close to popular schools and shops
  - An attractive, well proportioned Detached Bungalow and adjoining Garage
  - Gas Fired Central Heating and Double Glazing, ample storage
- Established garden plot all very well laid out, Driveway, Garage and Car Port area



OFFERS OVER  
**£250,000**

# Property Description

This attractive and modern build DETACHED BUNGALOW is ideally located in a very popular and sought after area of the town, located just off the Westway area of Arbroath and within easy reach of most central amenities and services the town has to offer. In particular, Arbroath offers a huge range of local and national supermarkets, the Westway Retail Park is close-by and there are well regarded primary and secondary schools are within easy reach. This property offers spacious and well proportioned accommodation and benefits from Gas fired central heating and Double glazing. The property is accessed off the Westway via a mutual tarmac roadway into a small cul-de-sac of 3 properties. The driveway into the property is laid out in stone-chips and lock-block paving providing parking for several cars. and there is a Car Port. Secure gates allow access to the garden, with a stone-chip area, established shrubs and flowers. Patio and stone-chips area, drying green to the side of the property. To the front of the property there are established shrubs and lawn bordered by a mature hedge. There is an adjoining large Garage, with remote controlled electric roller door, power and light, ample space for car garaging and storage. The property would suit a variety of buyers, perhaps a great "downsize" property and viewing is recommended.

**ACCOMMODATION: ENTRANCE VESTIBULE, HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM; MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM. ADJOINING GARAGE, CAR PORT**

## **ENTRANCE VESTIBULE:**

Enter into the property via the Vestibule, where there are oak wood finishings, skirtings, facings and a glass oak door leading into the Hallway.

## **HALLWAY:**

In the Hallway there is a built-in shelved storage cupboard and a further built-in Cloaks/storage cupboard with sliding wooden doors. CH Radiator. Access hatch into the loft space, with a fitted loft ladder into the partially floored loft area.

## **LOUNGE:**

Approx. 17'8 x 27' (into the bay window area). From the Hallway there is a corner set glass panel door and matching side panel leading into the Lounge, which is very spacious and offers a variety of furniture settings. Feature Patio doors at the bay window area which lead out into the garden. Attractive fireplace with wooden surround and marble inlay. CH Radiator. From the Lounge there is access into the Dining Room.

## **DINING ROOM:**

Approx. 13'8 x 13'8. A spacious, well proportioned formal dining room, with a front-facing window and a further internal window allowing borrowed light into the Hallway. Ample space for furniture settings. CH Radiator. Access into Kitchen.

## **KITCHEN:**

Approx. 14'8 x 14'. Another generous room, with a rear-facing window into the garden. The Kitchen is fitted with a good range of base and wall mounted storage units, worktop surfaces incorporating a sink and mixer tap. Built-in stainless steel double Electric Oven, 5 burner Gas Hob and extractor above. Plumbing and space for Dishwasher (included in sale but NO WARRANTIES GIVEN THEREON). Fridge/Freezer (included in sale but NO WARRANTIES GIVEN THEREON). CH Radiator. Access into the Utility.

## **UTILITY ROOM:**

Approx. 9'8 x 7'. Fitted base storage units incorporating a stainless steel sink and mixer tap. Ample space for further kitchen appliances. Included in the sale are the Automatic Washing Machine and Tumble Dryer (NO WARRANTIES GIVEN THEREON). Gas central heating boiler located here. Built-in larder/pantry cupboard with light. CH Radiator. Side entrance door out into the garden.



**MASTER BEDROOM:**

Approx. 14'7 x 16'8. A lovely, spacious Master Bedroom with a rear and side-facing window, looking into the cul-de-sac, and allowing ample natural light into this room. Ample space for bedroom furnishings. CH Radiator. Walk-in Dressing Room with shelving and hanging space and leading into the En Suite.

**EN SUITE SHOWER ROOM:**

Approx. **SIZE** Comprising a vanity unit incorporating the wash-hand basin. WC., and shower cubicle housing a power shower. Extractor fan. Ceiling spotlights. Heated CH towel rail. Side-facing opaque window allows for natural light and ventilation.

**BEDROOM 3:**

Approx. 13'8 x 11'3. Another good-sized Bedroom, with a side-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirror doors. CH Radiator.

**BEDROOM 2:**

Approx. 12'5 x 16'9. Another spacious double Bedroom, with a front-facing window. Built-in double wardrobe with shelving and hanging space, sliding wood-effect doors. CH Radiator.

**FAMILY BATHROOM:**

Approx. 8'4 x 11'2. Comprising a vanity unit incorporating the wash-hand basin. WC., and Bath. Separate shower cubicle with glass shower screen housing a power shower. Extractor fan. Heated CH towel rail. Rear-facing opaque glazed window allows for natural light and ventilation.

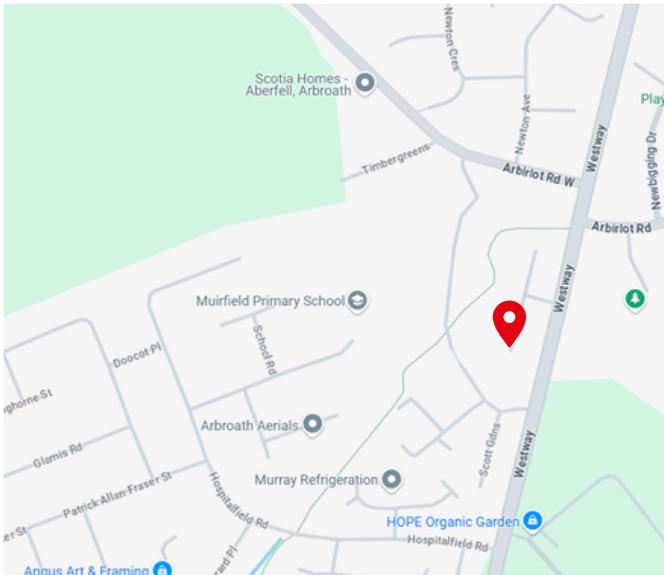
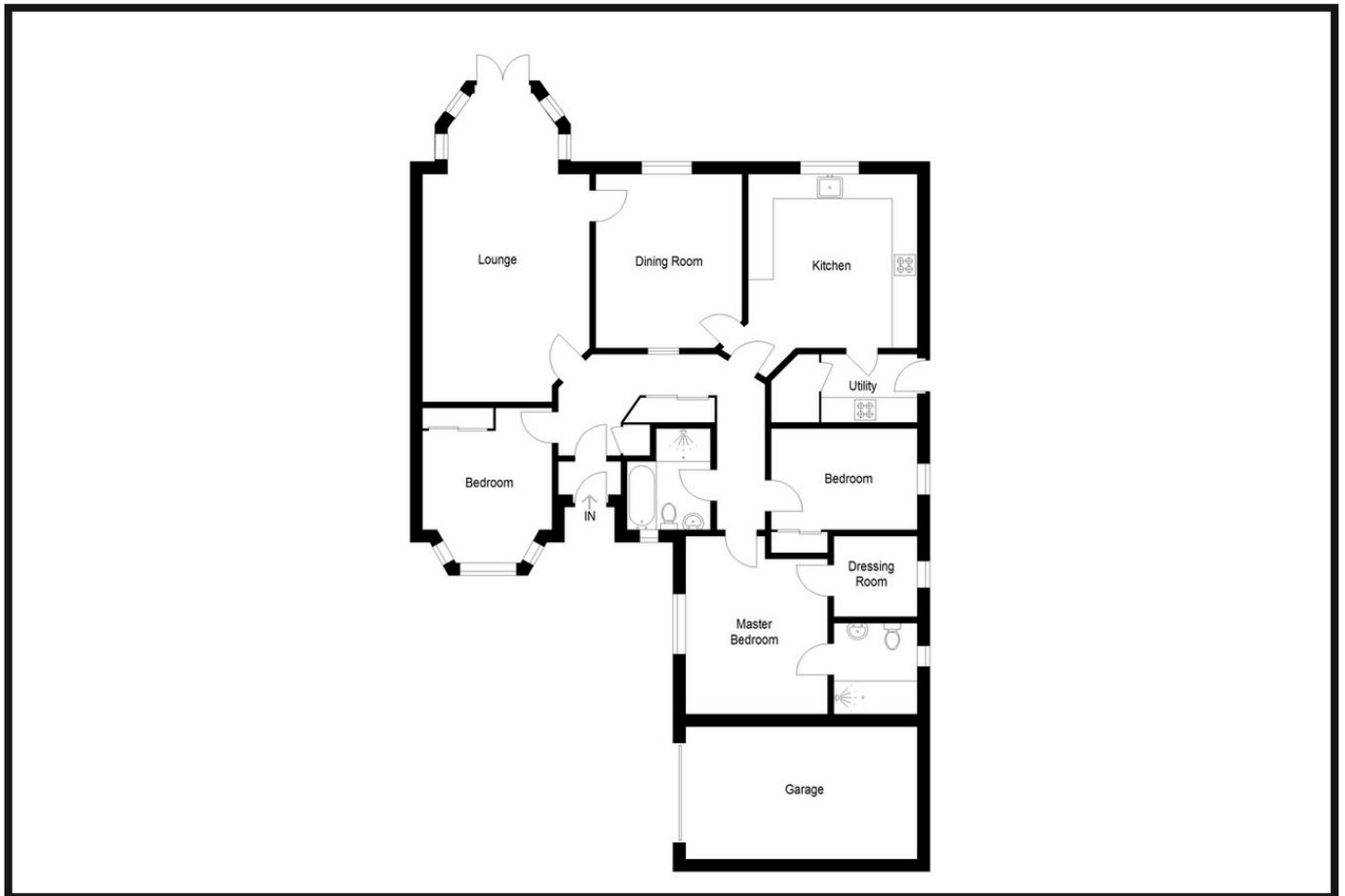
**GARDENS:**

The property is accessed off the Westway via a mutual tarmac roadway into a small cul-de-sac of 3 properties. Driveway into the property which is laid out in stone-chips and lock-block paving provides parking for several cars. Car Port. Secure gates allow access to the garden, with a stone-chip area, established shrubs and flowers. Back door access into the Garage. Patio and stone-chips area, drying green to the side of the property. To the front of the property there are established shrubs and lawn bordered by a mature hedge. Further side area of garden secured with wooden fencing. Timber Shed.

**ADJOINING GARAGE:** Approx. 14'6 x 21'6. Remote controlled electric roller door, power and light, ample space for car garaging and storage. Access door leads out to the side area of garden.



# 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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