

# Connelly Yeoman

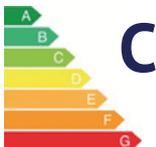


7 FLAIRS AVENUE, ARBROATH DD11 5DY

DETACHED BUNGALOW



- Located within a very desirable residential location close to popular schools and shops
  - An attractive Detached Bungalow offering well proportioned rooms
  - Gas Fired Central Heating, Double Glazing, ample storage, new Fitted Kitchen
- Set on a sweeping corner garden site with mature shrubs, etc, off-road driveways and Garage



OFFERS OVER  
**£235,000**

# Property Description

This modern DETACHED BUNGALOW must be viewed to appreciate the bright, stylish and well proportioned accommodation on offer. Set within an established and sought after residential estate on the eastern perimeter of Arbroath yet within easy reach of all central amenities and services the town has to offer, this well presented Bungalow offers super accommodation and enjoys the benefits of Gas fired central heating and Double glazing. The current owners have completed some renovations of the Bungalow, with a new fitted Kitchen and modern central heating radiators throughout. Externally, located on a sweeping corner garden plot, the property is surrounded by well laid out landscaped garden areas, with lawn areas, mature shrubs, bushes and plants, all well laid out and providing a lush "oasis" of colour. At both sides of the property there are also off-street car parking areas, one of which leads to the Garage, and paved pathways around the house. A timber side gate leads through to the enclosed rear garden, which is again all well laid out, with established shrubs and flowers, ornamental grasses, and a paved patio area, all enjoying a very sunny "sun trap" sheltered aspect. There is also timber Shed. Overall, this property would suit a variety of buyers and early viewing is not to be missed.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, SHOWER ROOM, 3 BEDROOMS, MODERN FITTED KITCHEN, LOUNGE, CONSERVATORY/SUN ROOM.**

**VESTIBULE & HALLWAY:** Entering to the property via a double glazed entrance door, with an internal door through into the welcoming Hallway where there is wood-effect flooring. CH Radiator. There are two built-in wardrobe-style cupboards offering great storage. Access into the Bedrooms, Shower Room, Kitchen and Lounge. Access hatch with fitted loft ladder into the partially floored attic space, providing excellent storage, with power and light.

**SHOWER ROOM:** Approx. 6'2 x 6'9. Comprising a two piece white suite, with a "floating" vanity unit in a wood-effect finish incorporating the wash-hand basin. WC. Step up into a large, walk-in shower area with mosaic-effect floor tiling in the shower and wet wall panel finish. Modern tiled walls. CH Radiator. Large rear-facing window allows for natural light and ventilation.

**KITCHEN:** Approx. 12' x 8'9. The kitchen was only just fitted last year and there are base and wall mounted units in a grey high gloss finish, which is complimented by quartz-effect worktop surface in a speckled effect and white brick-effect splashbacks throughout. Built-in kitchen appliances which include:- Electric Hob with extractor above, Double Oven and a warming tray. Space and plumbing for an automatic washing machine. Space for a fridge/freezer. There is a large window overlooking the side of the property. CH Radiator. Wood-effect flooring. Inset ceiling downlights. There is also a large, storage cupboard.

**BEDROOM 1:** Approx. 12'2 x 10'2. A well proportioned main Bedroom, with a side-facing window. Modern decor in neutral colour tones. Ceiling coving. Built-in wardrobes with mirror sliding doors. CH Radiator.

**BEDROOM 2:** Approx. 12' x 9'4. Another good-sized Bedroom, with a front-facing window. Modern decor in neutral colour tones. Ceiling coving. CH Radiator.



**BEDROOM 3:** Approx. 12'6 x 9'3. This room is currently being used as a Dressing Room but would be ideal as a third Bedroom. Built-in wardrobes with sliding mirror/wood doors. Modern decor in neutral colour tones. Ceiling coving. CH Radiator.

**LOUNGE:** Approx. 16'11 x 11'9. A lovely bright and spacious Lounge, with a window to the side of the property. Modern neutral decor. Wood-effect flooring, continued from the Hallway. Ceiling coving and inset ceiling downlights. CH Radiator. Large, sliding French doors lead into the Conservatory.

**CONSERVATORY / SUN ROOM:** Approx. 11'8 x 8'4. A lovely additional room. Wood-effect flooring. Ceiling downlights. Windows surround offering views of the side and rear garden areas. A further external doors lead out.

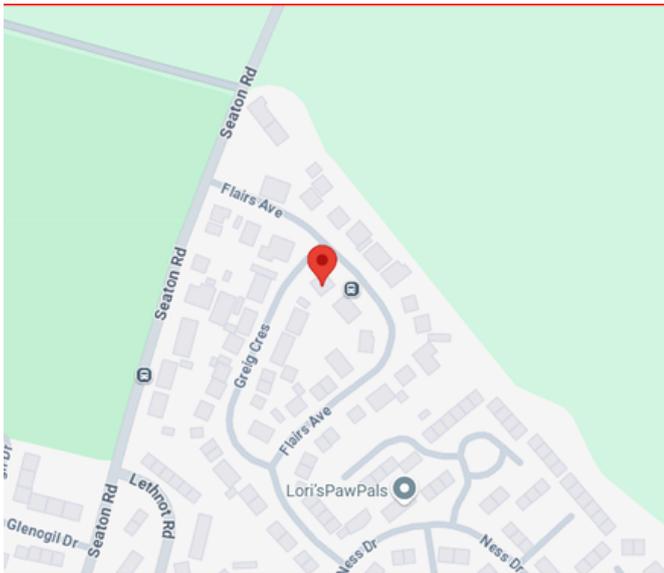
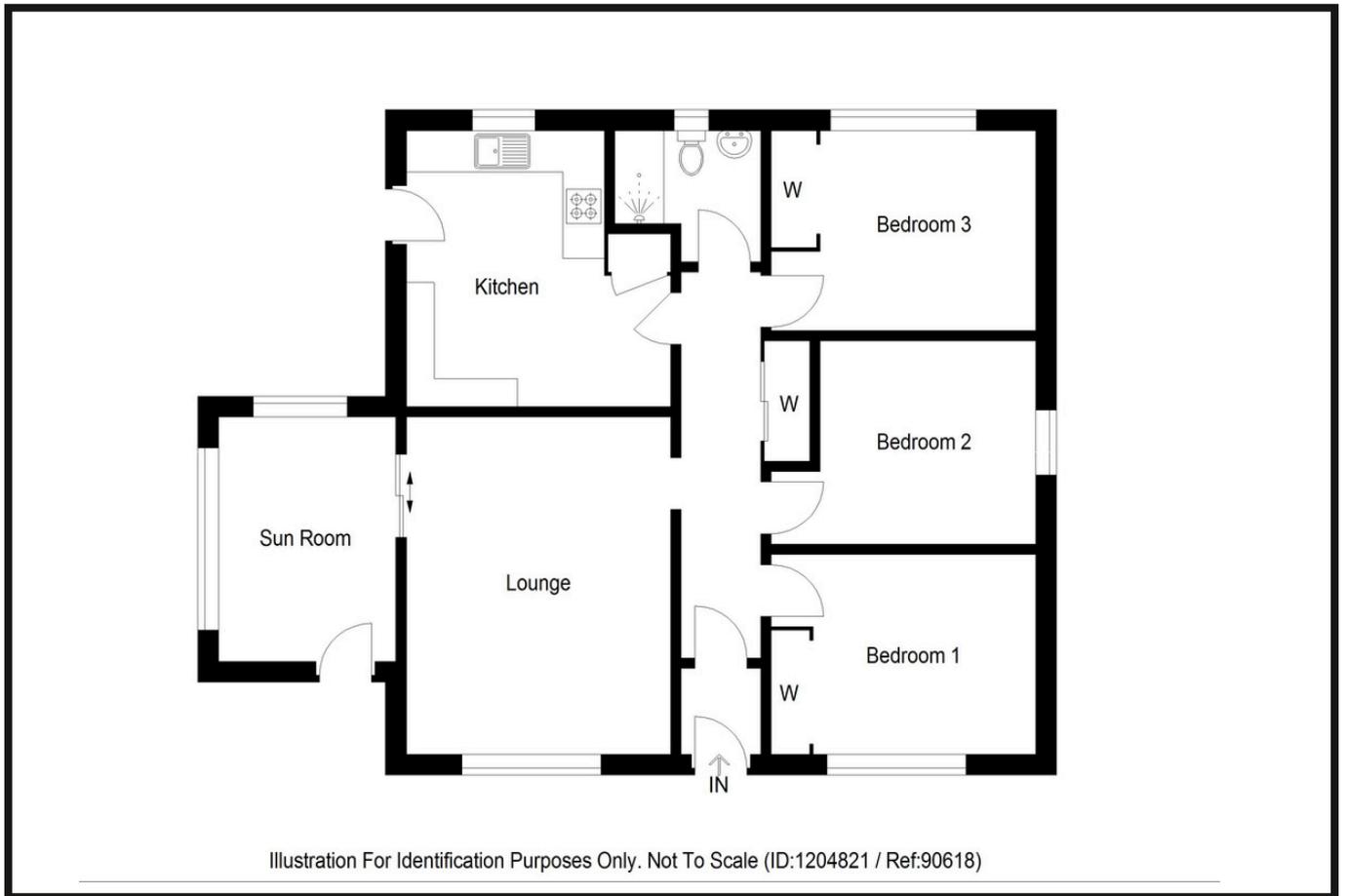
**GARDENS & GARAGE:** Externally, located on a sweeping corner garden plot, the property is surrounded by well laid out landscaped garden areas, with lawn areas, mature shrubs, bushes and plants, all well laid out and providing a lush "oasis" of colour.

At both sides of the property there are also two off-street car parking areas, one of which leads to the Garage, and paved pathways around the house. A timber side gate leads through to the enclosed rear garden, which is again all well laid out, with established shrubs and flowers, ornamental grasses, and a paved patio area, all enjoying a very sunny "sun trap" sheltered aspect. There is also timber Shed included in sale.

**GARAGE:** With power and light. Remote controlled garage door. Pavior driveway offering off-road car parking.



# 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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