

# Connelly Yeoman

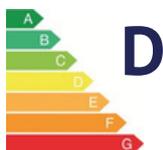


**13 BELLEVUE GARDENS, ARBROATH, DD11 5BE**

**DETACHED BUNGALOW**



- Set within a very desirable location close to popular schools and shops
  - Gas central heating and double glazing
  - A large garage and workshop with power and light
- A secluded well maintained garden and a light and bright modern conservatory



OFFERS OVER  
**£220,000**

# Property Description

This modern DETACHED BUNGALOW boast three bedrooms, two reception rooms and a dining kitchen all of generous proportions. The property is situated in a leafy, quiet suburb of the Angus costal town of Arbroath. It is in close proximity to many amenities, shops, schools and a short walk to Victoria Park and stunning cliff walks, not to mention the quaint working harbour with fishing boats and leisure cruises to the Bell Rock light house and other nautical pursuits on offer. Arbroath has excellent road and rail links and makes commuting to Aberdeen or Dundee, for work, a viable proposition. There are two separate driveways providing off street parking for multiple vehicles (perhaps storage of a motor home or caravan) as well as a large garage with power and light and a workshop. The gardens have been well maintained with the rear being mostly laid to lawn with neat borders of mature shrubs and hedges. A welcome addition to the property is the bright conservatory leading to a sunny patio.

Early viewing of this charming property would be highly recommended to avoid disappointment.

## ACCOMMODATION:

**VESTIBULE, ENTRANCE HALLWAY, LOUNGE, KITCHEN, CONSERVATORY, 3 BEDROOMS, SHOWER ROOM.**

## VESTIBULE:

Entry is via a double glazed door into the vestibule with a cupboard housing the electric meter and fuse box. From here, a glass panelled door leads into the hallway.

## HALLWAY:

A double cupboard houses the gas central heating boiler which is shelved providing storage. There is an access hatch leading to a partially floored loft and a radiator.

## LOUNGE:

Approx. 12'7 x 17'. A glass panelled door leads from the hallway into a bright spacious, rear facing lounge. With view across the rear garden, the lounge has a feature fire place with tiled hearth, wooden plinths incorporating an electric fire with a brass canopy above. The room benefits from dual radiators and has ample room for furnishings.

## DINING KITCHEN:

Approx. 11'3 x 11'7. From the hallway, you enter the dining kitchen via a glass panelled door. The kitchen is fitted with a range of base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is space for appliances and dining. A window overlooks the conservatory.

## CONSERVATORY:

Approx. 11'5 x 7'3. Entered through a glass panelled door from the kitchen, the conservatory has lovely views across the rear garden. It has a radiator and a door leading into the garden and on to a sunny patio.

## SHOWER ROOM:

Approx. 6' x 6'7. The shower room has a wash hand basin, WC and a corner shower cubicle housing an electric power shower. It is fully tiled with bathroom fitments and a radiator. A window overlooks the side of the property and offers natural light and ventilation.



**BEDROOM 1:**

Approx. 14'7 x 10'5. A front facing, spacious, double bedroom with double shelved and hanging wardrobes and a radiator.

**BEDROOM 2:**

Approx. 14'1 x 10'. A second double bedroom with ample space for furnishings and with a built in double shelved and hanging wardrobe and a radiator. Also overlooking the front of the property and currently being utilised as a dining room.

**BEDROOM 3:**

Approx. 9'7 x 11'7. This bedroom overlooks the rear of the property and also has a radiator and ample space for furnishings.

**DETACHED GARAGE:**

Approx. 8'10 x 17'8. A deceptively large garage with up and over doors, power and light.

**WORKSHOP:**

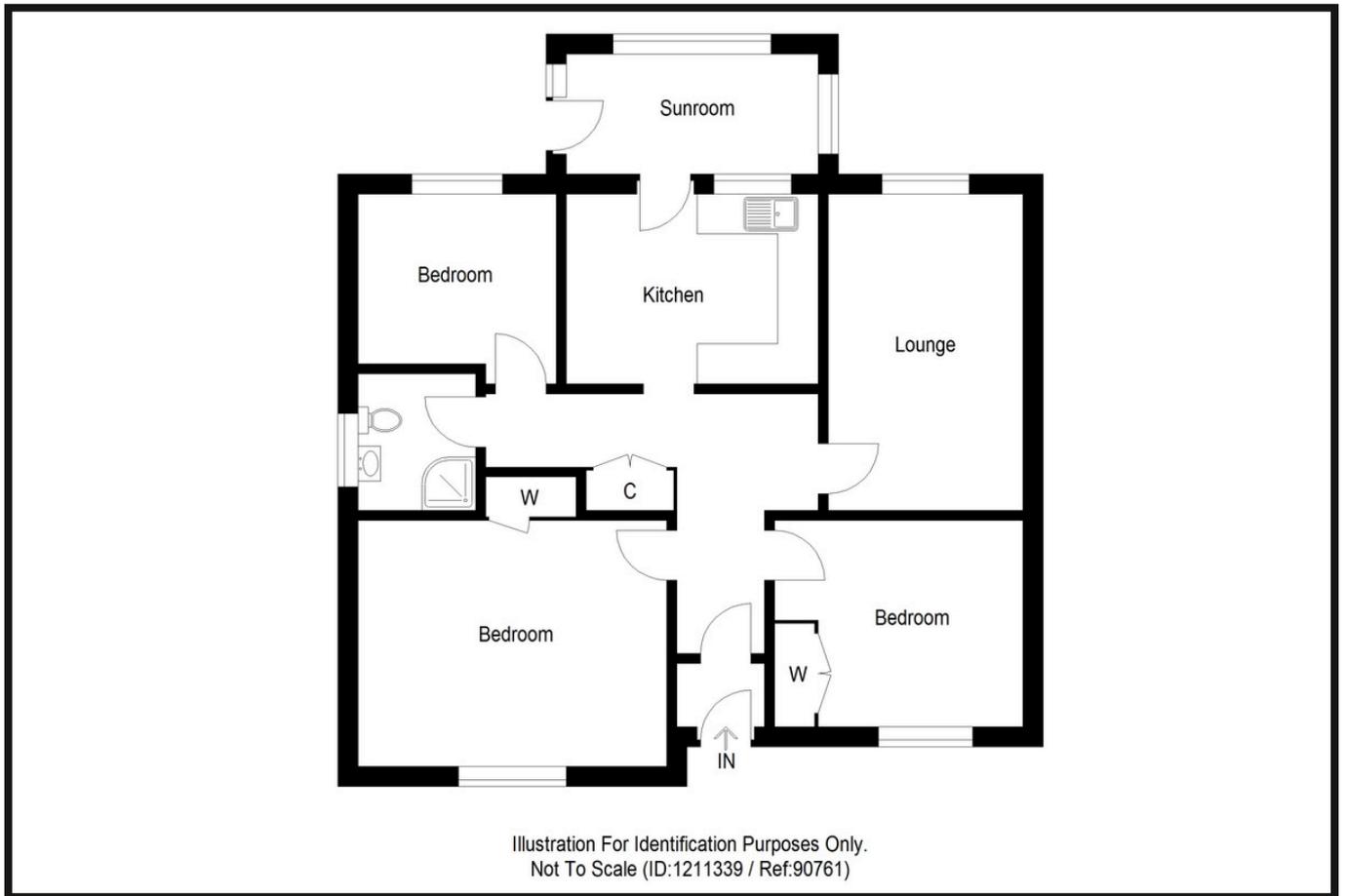
Approx. 8'7 X 9'1. The workshop is situated to the rear of the garage and also has power and light. It has a window overlooking the rear garden and a door leading out into the garden.

**OUTSIDE:**

To the front of the property there are two driveways one of which leads to the garage. There is a gate accessing the side of the home with an outside tap. To the rear, the garden is mostly laid to lawn and bordered by established shrubs and hedging. There are two sunny patio areas on either side of the conservatory and security lighting.



# 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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