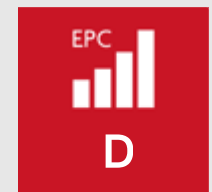
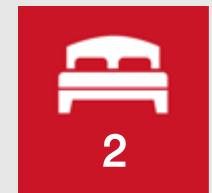
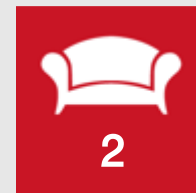




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The right way to move

35 Gallowden Avenue,  
Arbroath, Angus DD11 3EX





## Summary

Spacious semi-detached bungalow located in a highly sought-after residential area of Arbroath. The property benefits from gas central heating, double glazing, and excellent storage space and comprises: lounge with direct access to the conservatory, modern dining kitchen fitted with oven, hob, extractor fan, and integrated fridge, the dining area could be reconfigured to reinstate a third bedroom, if desired, two double bedrooms and a family bathroom. Externally, there is a front garden and driveway leading to a large garage. The enclosed rear garden is neatly landscaped with a lawn, drying area, greenhouse, and an outbuilding offering ample additional storage.

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## Features

- Semi - Detached Bungalow
- Popular Residential Area
- Lounge
- Kitchen
- Dining Room/Bedroom 3
- 2 Bedrooms
- Family Bathroom
- GCH; DG; EPC - D
- Drive, Garage, Gardens
- Council Tax Band D

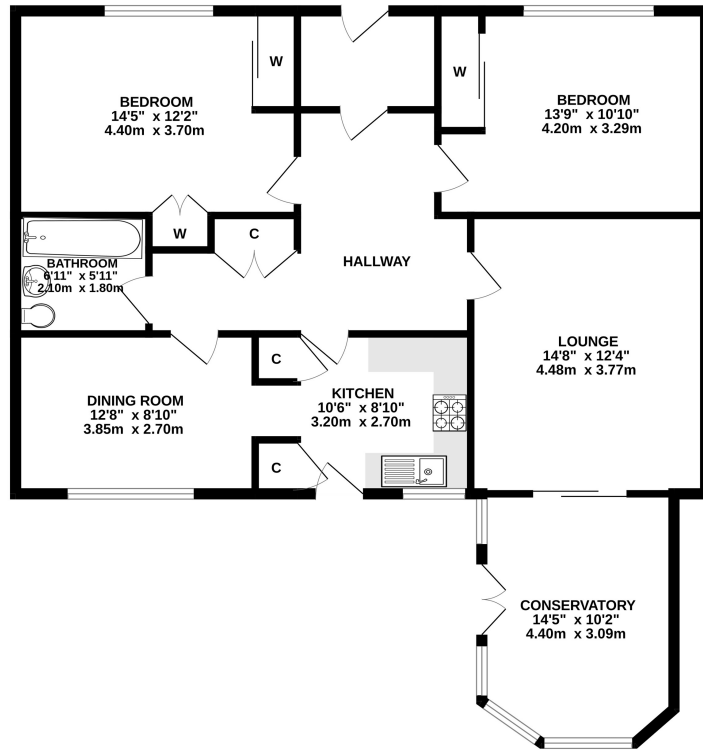
## Room Measurements

Lounge: 14'8 x 12'4 (4.48m x 3.77m)  
Conservatory: 14'5 x 10'2 (4.40m x 3.09m)  
Kitchen: 10'6 x 8'10 (3.20m x 2.70m)  
Dining Room: 12'8 x 8'10 (3.85m x 2.70m)  
Bedroom: 14'5 x 12'2 (4.40m x 3.70m)  
Bedroom: 13'9 x 10'10 (4.20m x 3.29m)  
Bathroom: 6'11 x 5'11 (2.10m x 1.80m)



# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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