

Connelly Yeoman



**31 BELLEVUE GARDENS
ARBROATH DD11 5BE**

DETACHED BUNGALOW



- Set on a corner garden site within in a very desirable residential area of Arbroath
- Attractive and well presented 2 Bedroom Detached Bungalow with side extension
- Gas Fired Central Heating, Double Glazing, Dining Room & Sun Room/Conservatory
 - Mono-block driveway with parking and leading to the Garage, tidy Gardens



OFFERS OVER
£200,000

Property Description

This attractive 2 bedroom DETACHED BUNGALOW is ideally situated in a sought after residential estate of similar styled properties located in the Clifftown area of the town of yet within easy reach of most central amenities and services Arbroath has to offer, including local shops and national supermarkets, popular primary and secondary schools and also within walking distance of the popular Arbroath coastline and seafront areas. The property may now benefit from a degree of upgrading/modernisation but does offer well proportioned accommodation with the addition of a side extension forming a useful Dining Room and also a Sun Room/Conservatory to the rear; and there are the benefits of Gas fired central heating and Double glazing. Externally, there are well tended gardens surrounding the property, with the front garden laid to lawn with mature shrubs, bushes, hedging and a low level boundary wall. To the side is a mono-block driveway area offering off-street car parking and leading to the Garage. A side gate access leads into the back garden which is laid to paved patio and lawn with mature shrubs and trees, an ideal outside seating area. The Greenhouse and garden Shed are included in the sale. Overall, this property will be of interest to a variety of buyers, perhaps an ideal "down-size" home, and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, 2 DOUBLE BEDROOMS, SHOWER ROOM, KITCHEN, DINING ROOM, SUN ROOM/CONSERVATORY.

ENTRANCE VESTIBULE & INNER HALLWAY: Enter into the property via the glazed front entrance door into the Vestibule; tiled flooring and a lower cupboard housing the electrics. A glass panel door leads through into the Hallway.

INNER HALLWAY: In the Hallway there is fitted carpeting; built-in storage cupboard offering excellent storage, and a CH Radiator. Ceiling hatch access with a loft ladder into the attic space. Access into the Lounge, Bedrooms, Shower Room and Kitchen.

LOUNGE: Approx. 16'2 x 11'9. A bright and well proportioned Lounge, with a front-facing picture window; neutral decor and fitted carpeting; focal point fireplace with an Electric Fire set in a marble-effect inlay and mantle; CH Radiator.

BEDROOM 1: Approx. 11'7 x 11'1. A good size Bedroom, with a front-facing window; two built-in wardrobes with double doors offering great storage; neutral decor; wood-effect laminate flooring; CH Radiator.

BEDROOM 2: Approx. 14'1 x 10'2. Another good size Bedroom, with a rear-facing window; built-in/fitted wardrobe with double doors and fitted overhead storage cabinets over the bed - included in any sale; neutral decor; wood-effect laminate flooring; CH Radiator.

SHOWER ROOM: Approx. 6'6 x 6'3. A modern shower room, fitted with a two piece white suite with the wash-hand basin set in a vanity unit with storage below; walk-in shower enclosure with mains power shower; wet wall panel finish throughout; ceiling downlights; chrome heated towel rail; rear-facing opaque window.



KITCHEN: Approx. 10'1 x 12'10. The Kitchen is fitted with a range of base, wall and display units; co-ordinated work surfaces; stainless steel sink with mixer tap; breakfast bar area for everyday/casual dining; rear-facing window to the rear garden; wall mounted Gas central heating boiler; Built-in kitchen appliances to include: Electric Oven, 4 burner Electric Hob and concealed extractor hood above the Hob; plumbing and space for an automatic washing machine (included in the sale - NO WARRANTIES GIVEN THEREON); space for a full height fridge/freezer; CH Radiator.

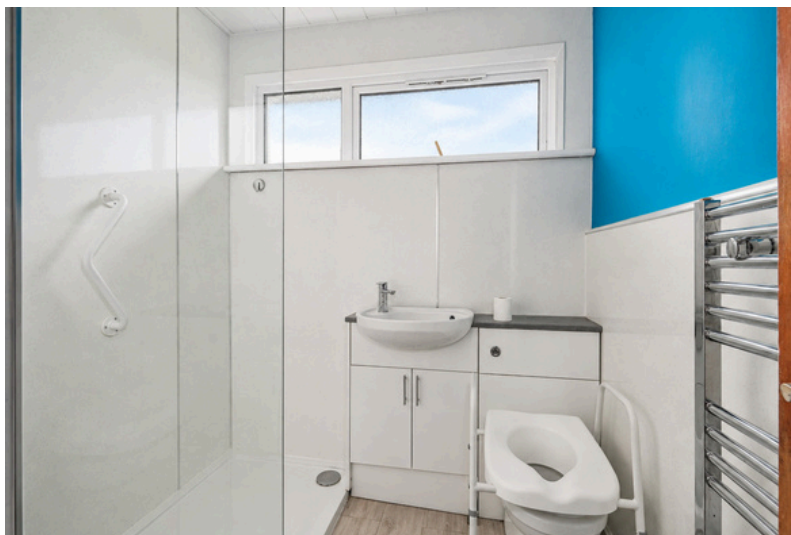
A rear door leads out into the side extension to the property, forming a Dining Room leading into the Sun Room/Conservatory.

DINING ROOM: Approx. 7'10 x 9'6. A useful addition to the property, with a front-facing window; ample space for formal dining table and chairs; neutral decor; wood-effect laminate flooring; double Patio doors leading out into the Sun Room/Conservatory.

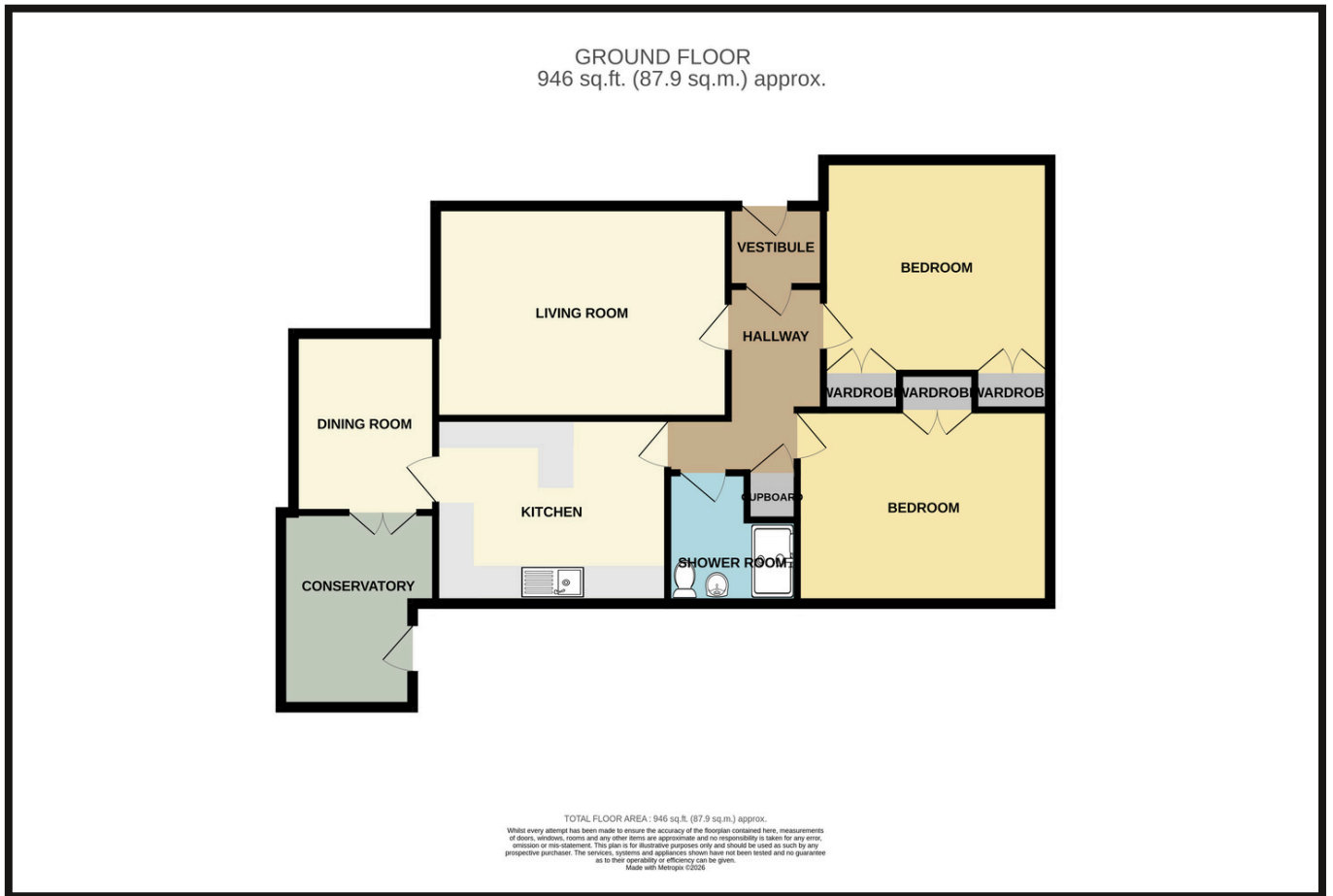
SUN ROOM/CONSERVATORY: Approx. 11'5 x 8'4. Further living space, with windows overlooking the rear garden; Patio door leading out.

GARDENS: The property occupies a well laid out corner garden plot, with a low level boundary wall sweeping around the house. The front garden is laid to lawn with mature shrubs, bushes and boundary hedging; front access gate and pathway to the front door of the house. Paved pathway right around to the side gate access into the back garden. Further side gate access leads into the back garden where there is a paved patio area for outside seating; lawn area, mature shrubs and trees, all fence enclosed. Greenhouse and wooden Shed included in the sale. Rotary clothes dryer. Mono-block driveway to the side with ample car parking and leading to the Garage.

GARAGE: with up and over front door, and courtesy side access door.



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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