

Connelly Yeoman



**12 BELLEVUE GARDENS
ARBROATH DD11 5BE**

DETACHED BUNGALOW



- Attractive and well presented 3 Bedroom Detached Bungalow
- Located in the highly sought after residential area of Cliffburn in Arbroath
 - Gas Fired Central Heating, Double Glazing, ample storage
- Gardens to the front, side and rear; Driveway leading to the Garage



OFFERS OVER
£220,000

Property Description

Attractive, well presented 3 Bedroom DETACHED BUNGALOW located in a very sought after residential area of the town within easy reach of central amenities and services. Arbroath offers a whole host of local amenities including local shops and a great variety of national supermarkets, popular primary and secondary schools and this property also within walking distance of the popular Arbroath coastline and seafront areas. The property offers well proportioned accommodation and benefits from Gas fired central heating and Double glazing. Externally, there are lovely garden areas to the front and rear of the house, with a mono-block driveway offering off-street car parking and leading to the Single Garage. Overall, whilst perhaps now requiring a degree of modernisation and upgrading, the property offers scope for adding value in the future and would suit a variety of buyers, with early viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, SPACIOUS LOUNGE, DINING KITCHEN, 3 DOUBLE BEDROOMS, BATHROOM.

ENTRANCE VESTIBULE: Enter into the property via the Double glazed front entrance door into the Vestibule, which has tiled flooring and a small cupboard housing the electrics. Glass panel door leads through into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway, with fitted carpeting and double door opening storage cupboard, ideal for household items; ceiling hatch access into the loft space.

BEDROOM 1: Approx. 9'11 x 13'11. A lovely bright double size Bedroom, with a front-facing window; double door wardrobe storage; neutral decor; fitted carpeting; CH Radiator.

BEDROOM 2: Approx. 10'4 x 14'4. Another bright double size Bedroom, with a front-facing window; built-in double wardrobes; neutral decor; fitted carpeting; CH Radiator.

LOUNGE: Approx. 12'7 x 16'10. The bright and spacious Lounge is located to the rear of the property, with a window overlooking the rear garden; neutral decor; fitted carpeting; CH Radiator.

DINING KITCHEN: Approx. 11'6 x 8'11. The Kitchen is a good space, with a rear-facing window and ample space for everyday/casual dining; fitted with a range of base and wall mounted units, co-ordinated work surfaces and a stainless steel sink with mixer tap; Integrated Electric Oven and 4 burner Gas Hob with extractor hood above; plumbing and space for automatic washing machine and space for a fridge/freezer; two good size storage cupboards (pantry cupboards with shelving); external rear door out into the rear garden.



BEDROOM 3: Approx. 9'5 x 11'7. The third Bedroom is another double bedroom, with a rear-facing window; built-in double wardrobe; fitted carpeting; CH Radiator.

BATHROOM: Approx. 5'10 x 6'6. Comprising a two piece white bathroom suite, with the wash-hand basin and WC., both fitted in a vanity unit with storage below; teal coloured bath with an Electric shower unit above the bath; fully tiled walls; vinyl flooring; side-facing opaque window allows for natural light and ventilation.

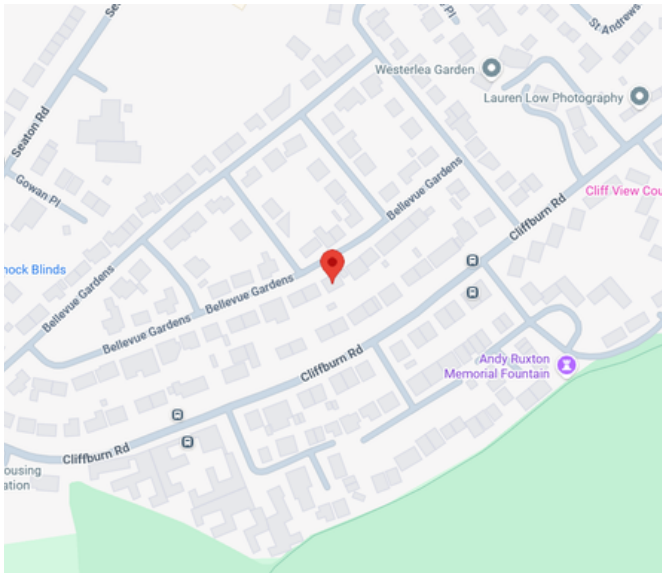
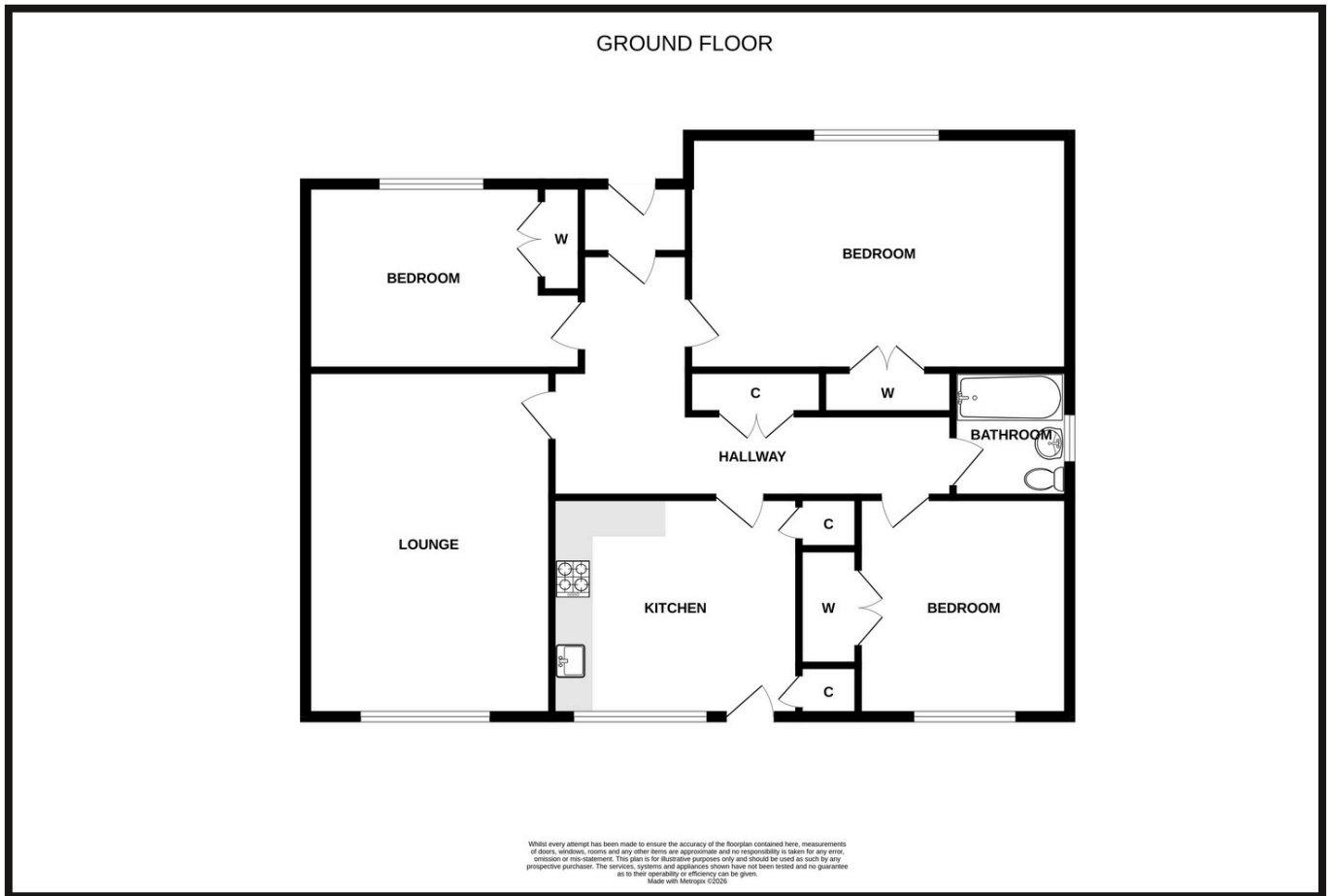
GARDENS: The front garden is mostly laid to lawn with borders of shrubs and bushes, all bounded by a low level wall. Mono-block driveway with ample car parking space and leading to the Single Garage. Paved pathway to the front entrance door.

The rear garden is all fence enclosed, a good size back garden, mainly laid to lawn with borders of stone-chips and mature shrubs and bushes; wooden garden shed included in the sale; rotary clothes dryer.

SINGLE GARAGE: Electric power door to the front, power and light; adjoining side gate access through to the rear 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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