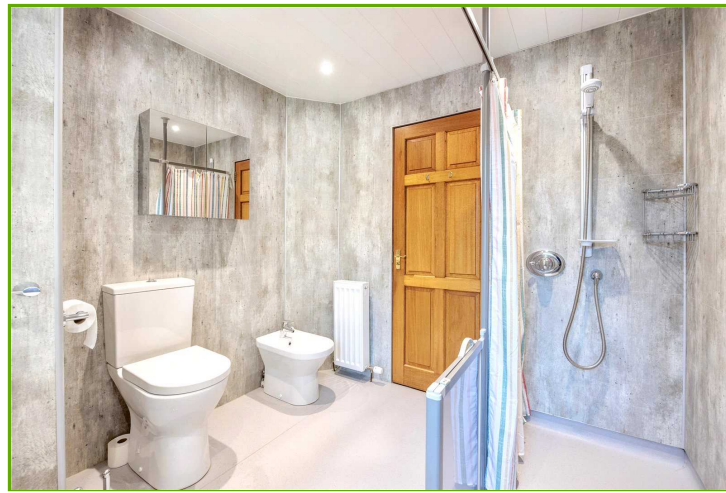




19 Eastgate, Friockheim, Arbroath,
Angus, DD11 4TG

Asking Price: £175,000



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19 Eastgate, Friockheim, Arbroath, Angus, DD11 4TG
Asking Price: £175,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C

Spacious two-bedroom semi-detached bungalow with private garden, driveway, double garage, conservatory, and excellent single-level living accommodation in a quiet residential location.

Description

A well-proportioned two-bedroom semi-detached bungalow situated within a quiet residential setting, offering spacious single-level accommodation and excellent outdoor space. Accommodation comprises from a bright and generous living room, fitted kitchen, conservatory, utility area, two double bedrooms, and ample storage including attic space. Externally, there is a private garden, driveway providing off-street parking, and a substantial double garage. Ideal purchase for a range of buyers including downsizers, first-time purchasers, and those seeking single-level living.

Entrance Hall

Welcoming entrance hall providing access into the main accommodation.

Hallway

Central hallway connecting all rooms within the property.

Living Room

Generous living room with plenty of room for different furnishings and large windows filling the room with natural light.

Kitchen

Well-appointed fitted kitchen comprising a range of wall and base mounted units with complementary work surfaces, integrated sink, and space for freestanding appliances. The kitchen provides access through to the utility area.

Bedroom 1

Generous double bedroom with fitted storage and large window facing the front.

Bedroom 2

Second well-proportioned double bedroom with fitted wardrobes and ample space for freestanding furniture.

Dining Room

Separate dining room with direct access to the conservatory. This room has flexibility for different uses.

Conservatory

Bright conservatory enjoying views over the garden and providing an excellent additional seating area with direct access outdoors.

Utility Room

Useful utility space offering additional storage and appliance space, ideal for laundry and household essentials.

Bathroom

Modern shower room fitted with contemporary fittings such as a large walk-in shower enclosure, wash hand basin with a vanity unit, WC, bidet, and a heated towel rail.

WC

Convenient separate WC fitted with wash hand basin and toilet.

Attic Space

Accessible floored and insulated attic space providing valuable additional potential.

External

Externally, the property benefits from a private gardens to the front and rear, large driveway, substantial double garage, and additional garden area with a greenhouse and a drying area behind the garage.

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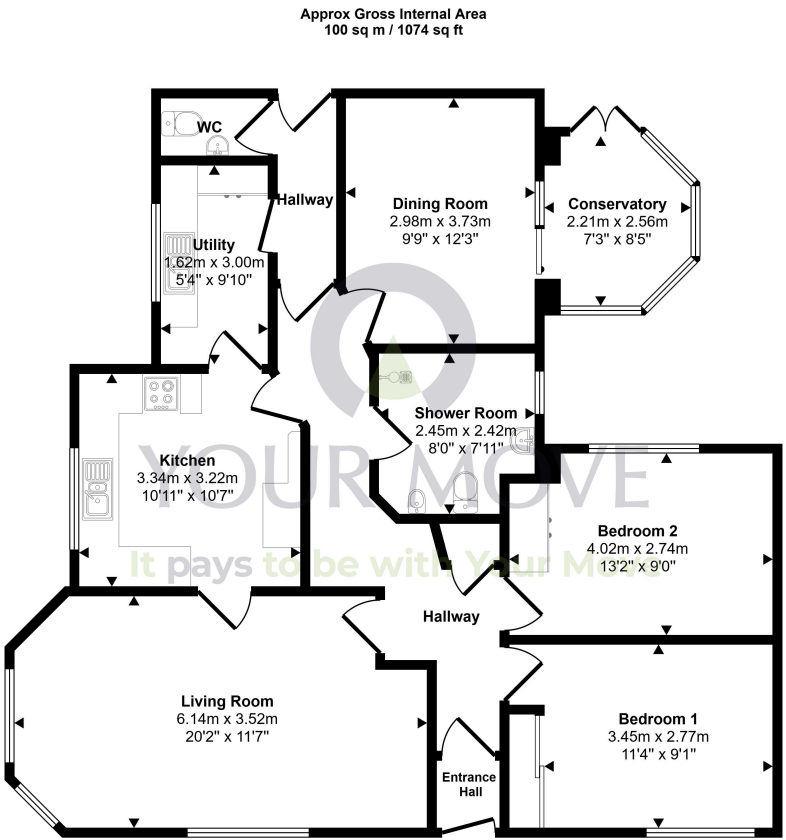
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For full EPC please contact the branch.



Floorplan

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.