



54 Hayshead Road

| Arbroath | DD11 5AU

Thorntons 
Let's get a move on!

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Offers Over £165,000



Attractive detached bungalow offering spacious accommodation and benefitting from both double glazing and gas central heating. The property is conveniently located for educational amenities, public transport and recreational facilities.



Accommodation comprises entrance hall with most accommodation leading off. Attractive lounge with both front and side facing windows, ample space for occasional furniture, storage cupboard and door leading to kitchen. Quality fitted kitchen with both wall mounted and base units, contrasting work surfaces incorporating white sink unit and drainer, electric cooker which is included in the sale, and wall mounted cooker hood. Plumbing from washing machine door leading to garden.

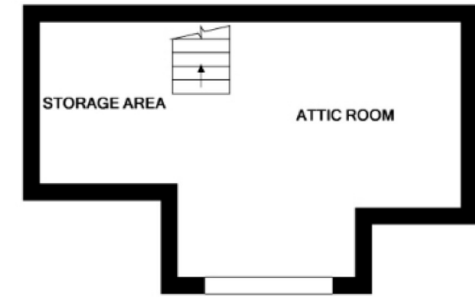
Bedroom one is located to the rear of the property with patio doors leading to decking area. Bedroom two is located to the front of the property. Family bathroom which is fully tiled and fitted with 3 piece white suite comprising WC, wash hand basin and bath with shower over.

There is a floored attic space accessed via staircase. Please note that building warrants and completion certificates have not been obtained by the present owners. The new owners will be subject to completing the works and obtaining the relevant warrants and completion certificates from Angus Council.

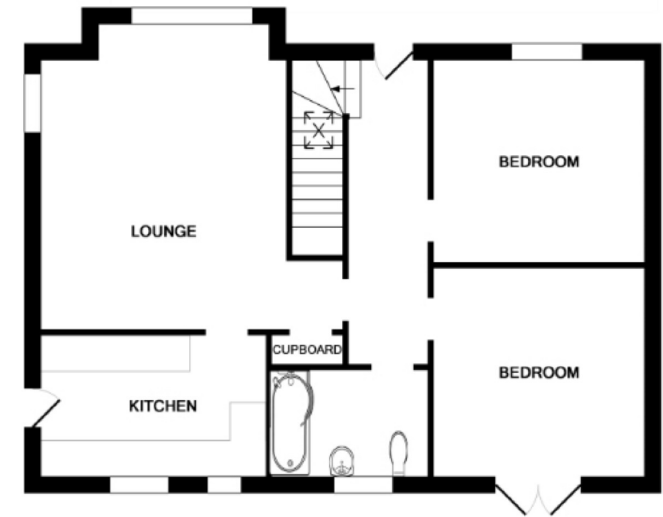


- Detached Bungalow
- Entrance Hall
- Lounge
- Quality Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- DG, Gas CH
- Driveway Leading To Single Garage
- Gardens Front & Rear
- Viewing Highly Recommended

Lounge	13'9 x 12'9 4.19m x 3.89m
Kitchen	11' x 7'7 3.35m x 2.31m
Bedroom	12' x 11'1 3.66m x 3.38m
Bedroom	11'3 x 9'5 3.43m x 2.87m
Bedroom	16'3 x 14'4 (at widest point) 4.95m x 4.37m (at widest point)
Family Bathroom	6' x 5'1 1.83m x 1.55m



ATTIC ROOM



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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