



16 Bankhead Road

| Arbroath | DD11 2DL

Thorntons 
Let's get a move on!



Impressive semi-detached chalet bungalow situated on a spacious corner plot within a popular residential area convenient for a wide-range of amenities.

The property, which benefits from double glazing and gas central heating, comprises L-shaped hall with stairs leading to upper floor and storage cupboard below. Front facing opaque fixed window. Spacious lounge with feature fireplace incorporating living flame effect gas fire, front facing window overlooking garden and ample space for occasional furniture. Impressive dining kitchen with quality wall mounted and base units, contrasting work surfaces and matching central island which incorporates oven, hob and extractor. Space and plumbing for washing machine and dishwasher, space for fridge and tumble dryer, rear and side facing windows, door leading to garden and ample space for dining suite.



Bedroom one is located on the ground floor and is situated to the rear of the property with window overlooking garden. Family bathroom also located on the ground floor and is fitted with 3 piece white suite comprising WC, wash hand basin with storage below and bath with shower attachment from main taps.

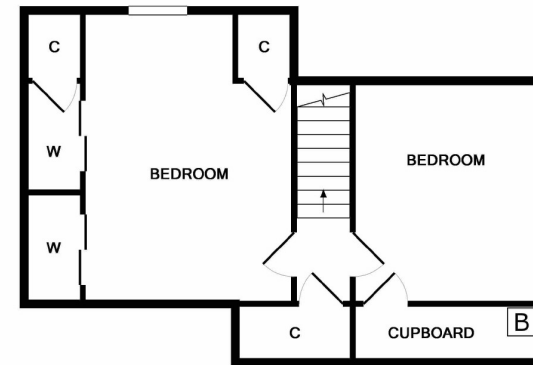
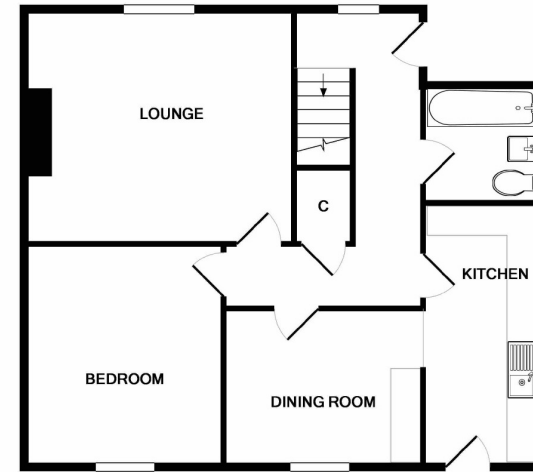
Upper hall with glazed hatch giving access to attic space and walk-in storage cupboard. Bedroom two benefits from triple mirror fronted wardrobe which incorporates hanging rail, drawers, shelving and light fitting. Additional storage cupboard with hanging rail and access into eaves. Bedroom three benefits from side facing window overlooking garden and walk-in storage cupboard giving access into eaves.

Externally there is a driveway to the side of the property leading to a timber garage. The garden incorporates a well-manicured lawn, a variety of trees, plants and shrubs and raised decking area. Viewing is highly recommended to appreciate this well-presented family home.



- Impressive Semi-Detached Chalet Bungalow
- L-Shaped Hall, Lounge
- Modern Dining Kitchen
- 3 Double Bedrooms
- Family Bathroom
- DG, GCH, EPC F
- Mature Gardens
- Raised Decking Area
- Driveway & Garage
- Viewing Recommended

Lounge	15'0 x 12'9 4.57m x 3.89m
Dining Kitchen	17'9 x 14'8 (At Widest Point) 5.41m x 4.47m (At Widest Point)
Bedroom	12'8 x 11'2 3.86m x 3.40m
Bedroom	16'6 x 11'6 5.03m x 3.51m
Bedroom	12'4 x 10'6 3.76m x 3.20m
Family Bathroom	6'9 x 6'5 2.06m x 1.96m



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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