



2 Grampian Gardens

| Arbroath | DD11 4AE

Thorntons 
Let's get a move on!



Attractive semi-detached chalet bungalow situated within a popular residential area convenient for public transport, shopping amenities and recreational facilities. Viewing is highly recommended to appreciate this attractive family home.

The property which benefits from double glazing and gas central heating comprises: Hall with stairs leading to upper floor and storage cupboard below. Bright attractive lounge with front facing window overlooking garden, feature brick fireplace, ample space for occasional furniture, glazed door leading to dining kitchen.



Open plan dining kitchen fitted with wall mounted and base units, contrasting work surfaces and matching breakfast bar with storage below, coloured sink unit and drainer, oven, hob, extractor, side facing window, plumbing for automatic washing machine, two fixed windows overlooking sun lounge, ample space for dining suite. Sun lounge located to the rear of the property with wall to wall double glazed windows overlooking garden and door leading to driveway. Shower room fitted with three piece white suite comprising WC, wash hand basin with storage units below, walk-in shower unit, heated towel rail and wall mounted vanity mirror.

Upper hall with hatch giving access to attic space, side facing window and storage cupboard. Bedroom one is located to the front of the property, double fitted wardrobe with storage above and fitted vanity area. Bedroom two is located to the rear of the property with window overlooking garden and double fitted wardrobe. Bedroom three is a single room with side facing window.

Externally there are gardens to both the front and rear the latter enjoying a lawn area and a wide variety of trees, plants and shrubs. Driveway leading to single garage with automatic door and power and light. Timber shed benefitting from power and light.



- Attractive Semi-Detached Chalet Bungalow
- Entrance Hall, Lounge
- Open Plan Dining Kitchen
- Sun Lounge
- 3 Bedrooms
- DG, Gas CH, EPC D
- Driveway leading to single garage
- Gardens front & rear
- Ideal family home
- Viewing highly recommended



Lounge	13'5 x 11'9 4.09m x 3.58m
Dining Kitchen	19'1 x 11'9 (at widest point) 5.82m x 3.58m (at widest point)
Sun Lounge	17' x 7'7 5.18m x 2.31m
Bedroom	11'10 x 8'1 3.61m x 2.46m
Bedroom	10'10 x 9'9 3.30m x 2.97m
Bedroom	7'1 x 6'11 2.16m x 2.11m
Shower Room	6'11 x 6'8 2.11m x 2.03m

