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28 Keptie Road

| Arbroath | DD11 3EQ



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Offers Over £230,000

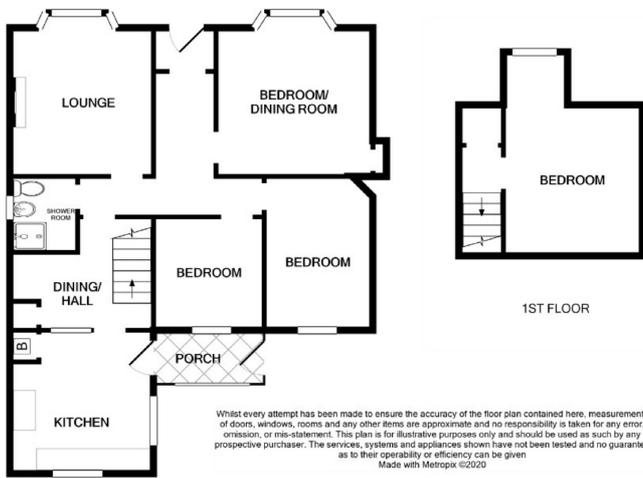
Spacious Detached Chalet Bungalow situated within a popular residential area convenient for schools, public transport and recreational amenities. The property which is in need of modernisation benefits from double glazing and gas central heating. Accommodation comprises Vestibule with glazed door leading to hall. Hall with most accommodation leading off. Bright spacious Lounge with front facing bay window overlooking garden, shelved wall press, ample space for occasional furniture. Attractive Sitting Room/Bedroom 4 with bay window, fitted stone fireplace, shelved wall recess. Dining Area with stairs leading to upper floor, cupboard, window, access to kitchen. Dining Kitchen with wall and base units, contrasting work surfaces, plumbing for washing machine, rear and side facing windows, door leading to porch. Rear porch with door leading to garden, window. 2 Bedrooms on the ground floor level, Shower Room with 2 piece suite, shower cubicle, window. Upper Hall with walk in cupboard. Bedroom 3 with front facing window. Externally there are gardens to both the front and rear, the latter enjoying an enclosed area with a variety of plants, shrubs, trees, greenhouse. Driveway to side leading to timber garage. Viewing is highly recommended. EPC: E



- Detached Chalet Bungalow
- Popular Residential Area
- In Need Of Modernisation
- Spacious Accommodation
- Vestibule, Hall, Lounge
- Sitting Room/Bedroom 4

- Dining Kitchen, Dining Area
- Rear Porch, 3 Double Bedrooms
- Shower Room, DG, GCH
- Gardens Front & Rear
- Driveway, Single Timber Garage
- Viewing Highly Recommended





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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Lounge	15'1 x 14'6	4.60m x 4.42m
Family Room/Bedroom 4	15'1 x 13'3	4.60m x 4.04m
Dining/Kitchen	13'8 x 13'3	4.17m x 4.04m
Dining Area	11'0 x 8'9	3.35m x 2.67m
Bedroom	17'5 x 12'8 awp	5.31m x 3.86m awp
Bedroom	15'3 x 11'9	4.65m x 3.58m
Bedroom	11'3 x 10'7	3.43m x 3.23m
Rear Porch	8'8 x 4'4	2.64m x 1.32m
Shower Room	7'1 x 5'8	2.16m x 1.73m

1ST FLOOR

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