





This charming two-bedroom, extended, semi-detached bungalow is situated in well-maintained private gardens on a quiet residential street in the popular Angus village of Newtyle.

The property is well placed for local shopping, schooling, public transport and commuter links.

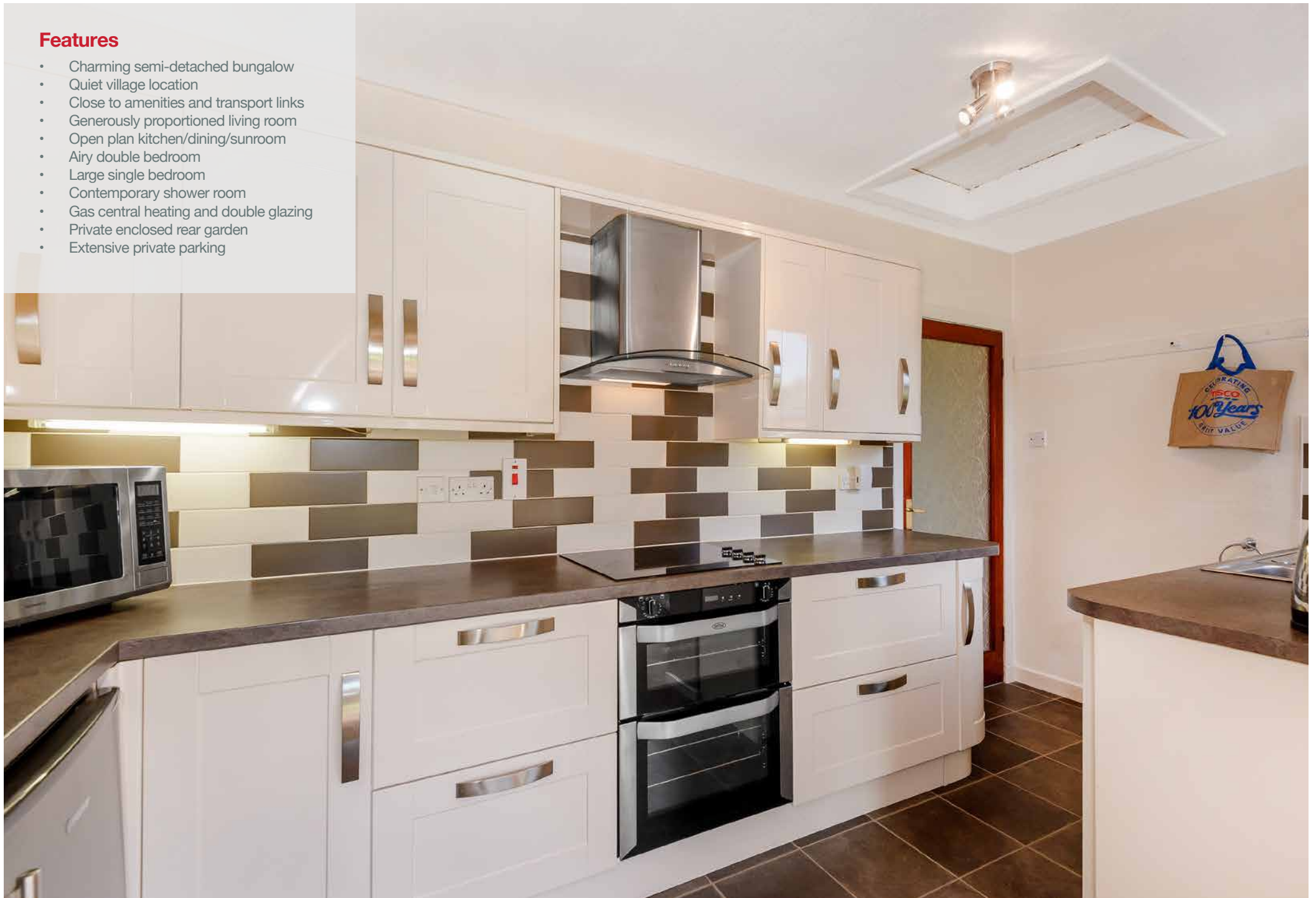
Situated quietly back from the street the main door to this attractive property with a charming red brick façade opens into a handy vestibule and welcoming reception hall, which in turn leads into the bright, westerly-facing living room. This comfortable reception room, which incorporates a useful built-in storage cupboard, is presented in light neutral tones and enhanced by an original tiled fireplace. Generous floor space is available for a selection of comfortable lounge furniture and conveniently accessed from here is the open plan kitchen and sunroom. Fitted with a range of modern cream gloss base and wall units housing an integrated oven and ceramic hob and overhead extractor, and freestanding washing machine, fridge and freezer, the kitchen flows seamlessly into the triple aspect sunroom which is surely one of the highlights of this lovely property. South-east facing glazed doors afford a magnificent view of the attractive rear garden and open onto a patio area which would create an idyllic setting for al fresco dining and entertaining. The sunroom itself provides a versatile living space which could easily be used as a dining room and would provide the much sought-after design for contemporary living. Two bright bedrooms, presented in warm neutral tones and carpeted for comfort, have ample space for freestanding bedroom furniture and storage. The first bedroom is an airy double room and the second bedroom is slightly smaller: whilst it can accommodate a double bed, for additional furnishings it would ideally be utilised as a large single room. Completing this appealing accommodation is a pristine white shower room, wet walled for practicality and incorporating a stylish vanity unit. Double glazing and gas central heating are found throughout the property. The full height attic in this property may, with the correct permissions, offer scope to further extend.

Externally, the large mono blocked front garden provides parking for more than one car and the enclosed rear garden is framed by neat box hedging and mainly laid to lawn with a slabbed patio directly off the sunroom. A practical chipped area houses the garden shed which along with the greenhouse is include in the sale. EPC Rating - D.



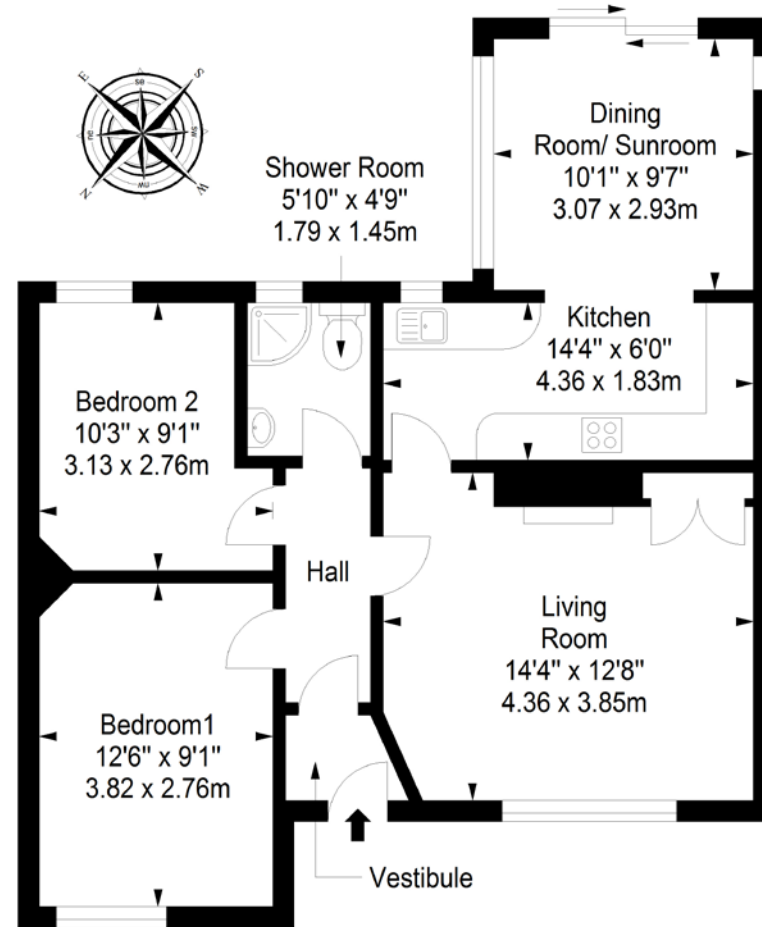
Features

- Charming semi-detached bungalow
- Quiet village location
- Close to amenities and transport links
- Generously proportioned living room
- Open plan kitchen/dining/sunroom
- Airy double bedroom
- Large single bedroom
- Contemporary shower room
- Gas central heating and double glazing
- Private enclosed rear garden
- Extensive private parking





Ground Floor
Approx. 62.0 sq. metres (667.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.3 sq. feet)

Extras

All fitted floor coverings, light fittings, integrated kitchen appliances, under counter washing machine, fridge and freezer, wardrobe in second bedroom, garden shed, and greenhouse are included in the sale.