



MICHAEL A. BROWN

Solicitors & Estate Agent



- End Terraced Cottage
- Traditional Stone Built
- Fully Upgraded
- Modernised Throughout
- Newly Redecorated
- Side & Rear Gardens
- Mutual Driveway
- Entrance Hall
- Lounge with Spiral Stair
- Master Bedroom En-suite
- Further Double Bedroom
- Modern Kitchen/Dinette
- Bathroom with Shower
- Combi GCH; UPVC DG

44 BROWN STREET, CARNOUSTIE, ANGUS, DD7 7HF

EPC - D

Home Report Valuation £150,000

FIXED PRICE £135,000





44 BROWN STREET, CARNOUSTIE, ANGUS, DD7 7HF

This fully upgraded and modernised, traditional built END TERRACED COTTAGE is situated back from Brown Street in a quiet and popular area of Carnoustie.

The cottage has been extensively refurbished and incorporates a large rear extension with kitchen/dinette and bathroom and an upper floor conversion with master bedroom and en-suite. There is combi gas central heating and quality UPVC double glazed doors and windows.

A mutual driveway from Brown Street leads to a Terrace of Cottages. There is a ground level decked side garden and a small enclosed rear garden with timber garden shed.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door. LED ceiling downlights. Radiator.

LOUNGE 15'9" x 12'2" (4.81m x 3.72m) approx.

With double glazed French doors which open out onto the rear decked garden. Feature wrought iron spiral stair which leads to the upper master bedroom with en-suite. Velux roof window. Recessed ceiling downlights. TV point. Radiator.

REAR EXTENSION

INNER HALL

Tiled floor. LED ceiling downlights. Wall thermostat. Radiator?

BATHROOM 8'10" x 5' (2.71m x 1.53m) approx.

White 3 piece suite. Tiled above bath area. Electric shower and glazed shower screen over bath. Tile effect laminate flooring. LED ceiling downlights. Extractor fan. Radiator.

KITCHEN/DINETTE 13'11" x 8'1" (4.26m x 2.48m) approx.

Fitted with modern beech finish wall and base units and granite effect worktops. Integral stainless steel gas hob with stainless steel filter above. Integral stainless steel oven. Mosaic hob splash-back. Inset stainless steel sink with drainer and mixer tap. Built-in cupboard with plumbing for automatic washing machine. Wall cupboard housing gas combi boiler. Oak effect laminate flooring. LED ceiling downlights. Double glazed window overlooks the rear garden. Venetian blind. Exterior side door. Radiator.

DOUBLE BEDROOM 12'1" x 11'9" (3.70m x 3.60m) approx.

Double glazed window overlooks the front area. Venetian blind. Oak effect laminate flooring. Recessed ceiling downlights. Built-in cupboard. Extractor fan. Radiator.

UPPER FLOOR

A spiral staircase from the lounge leads to the upper floor.

MASTER BEDROOM 15'8" x 11'6" (4.80m x 3.60m) approx.

A spacious double bedroom with 2 velux windows. Oak effect laminate flooring. Recessed ceiling downlights. TV point. Radiator.

EN-SUITE

White toilet and wash-hand basin. Tiled shower enclosure with thermostat shower. Velux window. Extractor fan. Radiator.

GARDENS

Timber decked side garden. Rear garden enclosed by timber fencing mainly laid out with stone chips and timber garden shed. A mutual driveway leads from Brown Street to the property which forms part of a Terrace of Cottages.

EXTRAS

Included are all fitted carpets, floor coverings, blinds and integral kitchen appliances.

ENTRY

Early entry available.

VIEWING

Contact Michael A Brown, Solicitor on 01382 204242 or email: property@michaelabrown.co.uk

LOCATION

At Barry Road/Dundee Street intersection, turn south down Brown Street. The property is situated on the left between Kinloch Street and Charles Road and set back from the road.

HOME REPORT

There is a Home Report for this property which gives independent advice of its general condition. Details are available on the TSPC website. Click on the Home Report Link.



These particulars are prepared in good faith but are not warranted and do not form part of any contract.

All measurements approximate.

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