



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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Pathhead Cottage West, Pammure Estate, Carnoustie, DD7 6LW

Offers Over £195,000

Semi-detached Cottage

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Semi-detached Cottage

Pathhead Cottage West, Panmure Estate, Carnoustie, DD7 6LW

Situated within the grounds of Panmure Estate on the outskirts of Monifieth and Carnoustie, we are delighted to offer for sale this well presented, traditionally constructed and ready to move-in-to semi-detached, stone-built cottage, which is located on a leafy driveway into the estate. The property has a good level of spacious family accommodation extending over one floor with a number of interesting features throughout, including the large French doors that leading out of the bright family lounge, allowing access to the rear fenced garden area. The property sits within an approximately half acre site, is served well by spacious gardens with the front garden being mainly laid to lawn with shrub borders and trees backing the boundaries, which provides for idyllic and peaceful surroundings and a welcoming retreat for unwinding at the end of a long day and ideal for alfresco summer dining and relaxation. To the rear of the property a garden shed is contained within the fenced garden area, providing ideal storage space for outdoor tools and toys and is complimented within the fenced garden area by a single car garage with up-and-over door and a further tool shed/ log store, making ample room for external storage solutions, with there being extra space that can be allocated to parking. Both the garden shed, the tool shed is included in the sale.

Commencing with the bright, extremely well proportioned and tastefully decorated lounge, which is spacious enough to accommodate even the largest of families, the room provides access to the study/bedroom 2 the hall to the kitchen and shower room. The kitchen is accessed from the rear hall and comprises a comprehensive range of floor and wall storage kitchen units with ample work surfaces for even the most enthusiastic of cooks; the kitchen is fitted with modern tastefully designed beech effect floor and wall storage units with contrasting worktops. The large double-glazed kitchen window faces to the rear elevation of the property, overlooking the rear garden area. There is also a superbly finished family shower room located off the hall area with a mains shower fitted within the large built-in corner shower cubicle. The master bedroom is tastefully decorated and has dual aspect double-glazed windows with a view out over the garden areas and a double mirror fronted wardrobe. The well proportioned study/second bedroom has a brick-built fire place still in situ and has a single cupboard within, providing ideal extra storage space. The property is fully double glazed. The property is sold with all floor coverings and curtains, blinds where fitted; all light fittings are included in the price. Only after internal viewing can justice be done to the finish and spacious accommodation provided by this ideal immaculately presented home. Early viewing is therefore highly recommended.

Rear Hall:

Accessed from the Study/bedroom 2, allows access to the shower room and kitchen, access to the rear of the property by the large timber exterior door.

Kitchen/Dining:

14ft 8ins x 12ft:

Fitted with a good variety of wall and floor standing units with complimentary work surfaces. Stainless Steel drainer sink with pillar tap is situated below the large double glazed window with an extremely pleasant outlook over the rear garden areas. Plumbed for washing machine.

Lounge:

16ft 5ins x 19ft 7ins:

An extremely tasteful and spacious family living space, there are a number of attractive features within this room not least of these the French doors that lead out to the rear aspect of the property which allow a bright stream of natural light for the majority of the day adding to the comfort and feel of this special room. An added feature is the wood burning stove housed neatly within the marble effect fire surround.

Family Shower Room:

6ft 9ins x 5ft 9ins:

An attractive and tastefully finished family shower room, with tasteful floor tiles, underfloor heating. Mains shower within the large fitted corner shower cubicle. Double glazed opaque window to the rear of the property.

Master Bedroom:

16ft 5ins x 11ft 8ins:

A generous sized bright and airy room with west and north facing windows, fitted double wardrobe. Tastefully decorated to a high standard.

Study/Bedroom 2:

13ft 7ins x 15ft 3ins:

Again, a generous sized room with fitted storage cupboard and feature fire surround. Large window overlooking the front garden of the property.

Rear Garden:

Comprises large laid to lawn area with garden shed. Fully enclosed safe play area for children and provides a good degree of privacy being bound by panel fencing. North/south facing means that that the rear garden enjoys the sun from early morning until late in the day during the summertime, bound by mature trees, a delightful outlook and functional area of the property.

Front Garden:

Laid to lawn with shrub borders, path to front door.

Garage:

Located to the rear aspect of the property with ample room for 1 car or convenient storage.

Driveway:

Located on the West side aspect of the property running from the driveway leading in to the property to the rear of the house past and behind the fenced garden area, with ample off-road parking for ten or more normal sized family saloon cars (to give you an idea of the approximate space available here).







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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Home Report

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds as will the schedule for the property.

Council Tax

C (Angus Council 6-Mar-19)

EPC Rating:

C

Travel Directions

Pathhead Cottage is located within an idyllic country estate. The property is located within easy access of Carnoustie and Monifieth town centers, golf courses, stables, fitness club and beaches, and is well-served by various bus routes, local shops and schools. (If required, school rolls should be checked for vacancies and places earmarked prior to making any offer.)

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).

Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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