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Sparrowcroft, 29 Taymouth Street, Carnoustie, Angus, DD7 7JH

Offers Over £224,950

Detached bungalow

**DD5** ESTATE AGENTS

# Detached bungalow

## Sparrowcroft , 29 Taymouth Street, Carnoustie , Angus, DD7 7JH

We are delighted to bring to the market this pristine and spacious 2 bedroomed with box room bungalow situated within a much sought-after area of Carnoustie. The front elevation of the property faces south allowing a constant stream of light for the majority of the day. This bright and spacious family home is formed over one level and comprises of a conservatory, large dining area, kitchen, hall, bright lounge, Master bedroom with en-suite and dressing room, a second bedroom which leads onto an additional box room. The property is served by gas central heating and is sold with all blinds and floor coverings where fitted.

This property is finished off to a high standard and only after internal viewing can justice be done to the potential of this spacious accommodation which could provide an ideal family home, early viewing is therefore highly recommended.

### Conservatory

**4.1mts x 2.9mts:**

The south facing conservatory room floods with natural light and is currently used as the main entrance into the property as well as quiet spot in which to unwind. The double patio doors leads out onto a patio area which would make an ideal spot in which to relax in the warmer months. Tiled flooring, radiator.

### Kitchen / Dining Area

**5.0mts x 2.0mts / 5.8mts x 4.2mts:**

The kitchen is accessed through the very spacious and bright dining area as well as an external door leading to the side entrance of the property. The kitchen comprises of a range of wooden shaker style wall and floor units with freestanding rangemaster cooker, plumbed for dishwasher and washing machine, space for under counter fridge. Breakfast bar can provide a seating area as well as additional worktop space, single drainer sink with waste disposal and pillar tap, tiled floors, downlights. The dining area with feature gas fire provides a comfortable atmosphere in which to relax and fit a large dining table and chairs, the Kitchen/Dining area enjoys ample light from both south and north aspect windows, carpeted, radiator.

### Bathroom

**2.3mts x 2.05mts:**

Spacious bathroom, 3 piece all white finish suite comprising of close coupled w.c., hand basin with full pedestal and traditional styled free standing bath. The opaque window and roof light flood the bathroom with natural light. Contrasting dark tiled floors, Wetwall, Paradour © laminate ceiling, radiator.

### Lounge

**4.2mts x 6.1mts:**

An extremely spacious family living space, accessed directly from the bright hall, the attractive feature of this room is the panoramic south facing double glazed windows which allows the light to stream in to the room for the majority of the day adding to the comfort and feel of this spacious room, wood burning stove provides a comforting focal point, solid oak flooring, radiator.

### Master Bedroom with Dressing room

**3.4mts x 5.4mts :**

A generous sized bright and airy room with a large dressing room with window overlooking the rear garden area, large double room, carpeted, radiator.

### En-suite

**2.4mts x 1.5mts:**

Extremely spacious shower room, 3 piece all white finish suite comprising of close coupled w.c., wash hand basin with full pedestal, walk in shower cubicle comprises of a rectangular shower base with mains operative shower within and lined with wetwall, vinyl tile effect flooring, radiator.

### Bedroom 2

**3.2mts x 3.2mts:**

Another very generous bedroom with roof light providing natural light, carpeted, radiator.

### Box Room

**2.5mts x 2.4mts:**

Accessed from bedroom 2 to is another bright room with window overlooking the rear garden. Currently utilized as a music room, engineered oak flooring, radiator.

### Garage:

**approx 6mts x 8mts:**

Double garage with extended length for additional storage, electric roller door, pedestrian access door from the garden, power supply and light, current owners have had plans made up to convert the garage into a 2 bedroomed annex.

### Garden Area:

The south facing front garden area is laid to lawn with well-established flowering shrub borders, an ideal safe and secure area for children at play and a large patio area that provides a quiet spot within which to relax in the warmer months. Large driveway laid with chips with garage sitting on the perimeter of the property. Rear garden is fully enclosed and laid to lawn and border of mature fruit trees, garden shed provides storage. Both sides of the property are laid with slabs and provides access to the roadside at the front of the property.











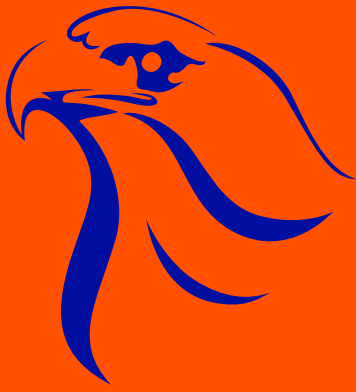








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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### Location:

The property is well situated for easy access to a range of local amenities including transport links via the rail station, bus services and the A92 which connects Carnoustie to the cities of Dundee and Aberdeen. The famous golfing town also offers well regarded schooling at primary and secondary levels whilst also enjoying a range of leisure facilities. (if required school rolls should be checked for vacancies and places earmarked prior to making any offer).

### Directions:

Driving east along the main Dundee – Carnoustie coastal road (A930) heading into Carnoustie, continue straight through the first two roundabouts continuing on Barry Rd. When the Coop is on your right hand side turn right onto Brown St. At the bottom of Brown St turn left onto Taymouth Street. No 29 is approximately 300yds on your left hand side. To assist with location one of our bright for "sale boards" is located in the front garden.

### Viewing:

Assisted viewings by prior appointment only by contacting the selling agents directly on 0845 643 1608. Tuesday, Wednesday and Thursday between 6pm – 8pm. Saturday 12.30-1.30pm Bookings are for 15-minute intervals.

### Home Report Access:

please visit our own website at [www.legaleagles.tv](http://www.legaleagles.tv) then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

**Council Tax Band:** D (Angus Council 26th November 2020)

**EPC Band:** C

7 day Viewing Call Centre: By prior appointment only through our viewings call centre Ph: 01382 539 313, 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). You can arrange your viewing appointment with us on our dedicated viewings e mail: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com)

### Covid Viewing Procedure:

For the duration of the current Covid pandemic this firm in attendance or the owners will ensure all internal doors will be wedged open and the owners/us alone only should open and close any external/internal access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 meter distance between you and the owner or you will be allowed, in situations where a house is vacant you will be asked to walk through the house unaccompanied and you can ask any questions of the staff or owner attending on exit, you must bring and wear a mask if your viewing is accompanied, if not you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, young children will not be permitted to the interior of any property). Only two viewers at a time will be allowed access to the property.

### 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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