

Blackadders

Offers Over £220,000








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3A Dalhousie Street,
Carnoustie, DD7 6EJ



- Divided Villa
- Dining Room
- Bathroom & Shower Room
- Good Location
- Kitchen
- Gardens
- Living Room
- 4 Bedrooms

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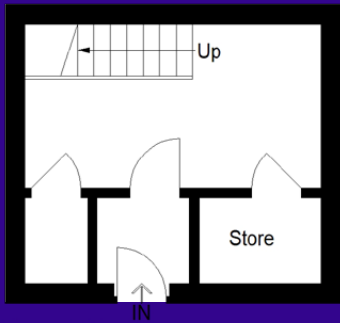
A stone built divided villa located to the east of Carnoustie. The property lies within easy reach of Carnoustie town centre which offers a range of shops and services. There are good transport connections including the rail station and regular bus services while the nearby A92 dual carriageway connect the cities of the Dundee and Aberdeen. The Championship Golf Course attracts golf lovers while schooling at primary and secondary levels can be found within Carnoustie.



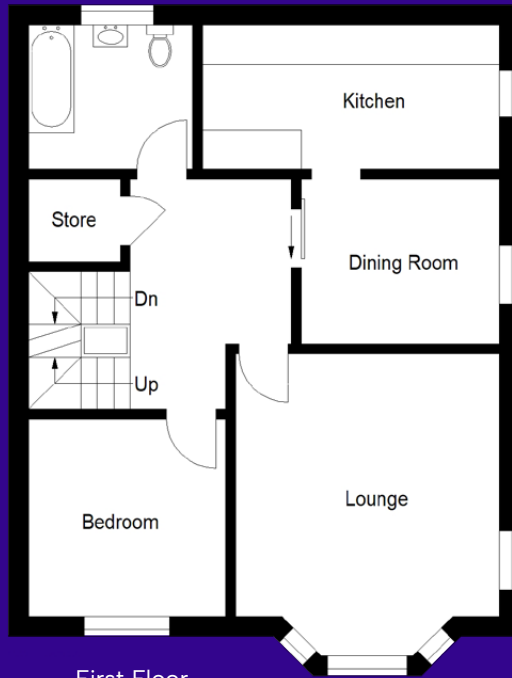
The property is accessed at ground floor via a private entrance vestibule which leads to a hall with a storage cupboard and stairs to the upper levels. The first-floor landing has a fitted storage cupboard and gives access to the living room which enjoys a west facing bay window and a further south facing window. The living room also has an ornate ceiling cornice. The dining room is also access from the landing with a south facing window while the kitchen has a range of units and also enjoys a south facing aspect. A bedroom is accessed at first floor level and enjoys a further west facing aspect. The bathroom completes the first-floor accommodation with toilet, wash hand basin and bath. The second-floor landing gives access to three further bedrooms and a shower room.

A private garden lies to the west of the property adjacent to the entrance and is laid in stone chips, plants and shrubbery.



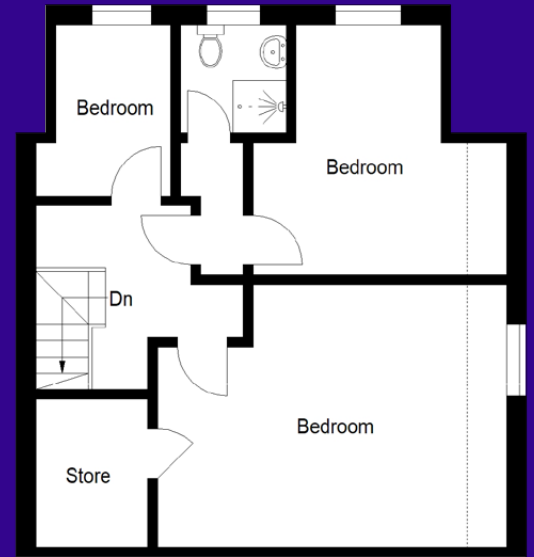


Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0"



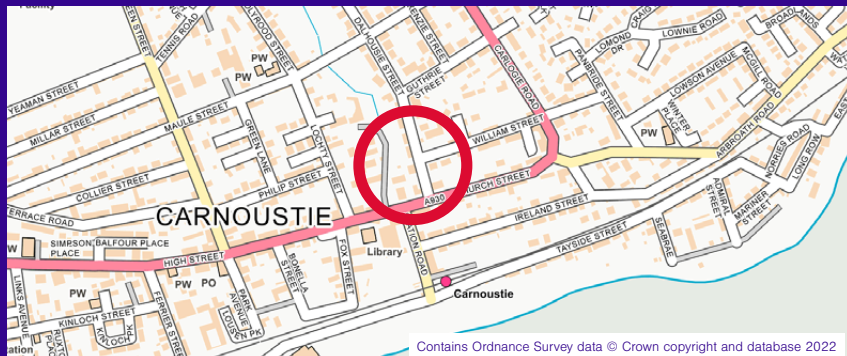
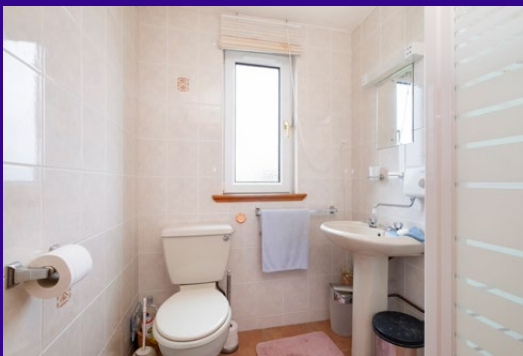
Second Floor



Accommodation (measurements are approx)

Living Room	4.13m x 4.24m	(13'7" x 13'11")
Dining Room	2.91m x 3.23m	(9'7" x 10'7")
Kitchen	2.28m x 4.44m	(7'6" x 14'7")
Bedroom	3.24m x 5.57m	(10'8" x 18'3")
Bedroom	3.40m x 4.00m	(11'2" x 13'1") at widest points
Bedroom	3.21m x 3.61m	(10'6" x 11'10")
Bedroom	1.73m x 3.01m	(5'8" x 9'11")
Bathroom	2.17m x 2.99m	(7'1" x 9'10")
Shower Room	1.57m x 2.07m	(5'2" x 6'9")





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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