

ROBERTSON SMITH

Solicitors and Notaries

34 WALLACE STREET, CARNOUSTIE, DD7 7BL

SEMI-DETACHED COTTAGE



OFFERS OVER £140,000.00

This end terraced cottage is located within an established residential area of Carnoustie. The accommodation comprises Entrance Hall, Lounge, two Bedrooms, Kitchen and Shower Room. The accommodation is fully double glazed and benefits from gas central heating. The front and rear gardens have been laid out for ease of maintenance.

Ideally located for all local amenities including schools, shops, restaurants, golf courses and beaches, the property would make an excellent starter home or alternatively might suit an elderly couple looking for manageable accommodation on one level. The property is conveniently situated for access to the regular bus and rail services which serve the town.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

ACCOMMODATION

Vestibule: The front door of the property leads in to the tiled Vestibule area. This in turn provides access to the Inner Hall by way of a glazed door. The carpeted t-shaped Hall provides access to all of the accommodation.

Lounge: (4.82m x 3.21m approx.)
Located to the front of the property, this bright south facing room features a fireplace with wooden mantel and marble effect surround. Electric fire. Laminate flooring. Radiator.



Bedroom 1: (4.19m x 2.87m approx.)
A good size double bedroom enjoying a similar southerly aspect as for the Lounge. Double wardrobe. Carpet. Radiator.



Bedroom 2: (3.17m x 2.71m approx.)

Located to the rear of the property, this room also benefits from built-in wardrobes. Carpet. Radiator.

Kitchen: (3.15m x 2.78m approx.)

This room has been fitted with wooden fronted units with coloured worktops. One and a half sink coloured unit with drainer and mixer tap. Space for cooker. Space for washing machine. Space for fridge freezer. Radiator. Door to back garden.



Shower Room:

(2.07m x 2.04m approx.)

This fully tiled room features a walk-in shower unit, WC and wash hand basin set in vanity unit. Cupboard housing central heating boiler. Mains shower. Tiled floor. Heated towel rail.



Externally: The property is fully enclosed by mature hedges. The front garden has been laid in gravel for ease of maintenance while the back garden is laid in grass. Rotary clothes drier



Home

Report: To access the home report for this property go to https://www.gs-surveyors.co.uk/fileuploads/efXWs05fXjIDocZco8eBAIWy4ruZIdnGpv9GzruU/DUN_2023_08_0141_HR.pdf

EPC Rating: D

Viewing: Telephone the owner on 07596 429 597. Alternatively contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.