



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

2 Manor Gardens, Carnoustie, DD7 6HY

Offers Over £250,000



"Detached Bungalow In Sought After Location"

Accommodation: Entrance Vestibule, Hall, Lounge, Breakfast Room/Dining Room, Kitchen, Sunroom, 3 Double Bedrooms, Master with En-Suite Shower Room, Double Glazing, Gas Central Heating, Integral Garage, Generous Gardens and Driveway.



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Description

MML are delighted to bring to the market this detached bungalow located in a very well-regarded cul-de-sac to the north of Carnoustie.

The property benefits from double glazing, gas central heating, ample storage and fitted wardrobes within 2 of the double bedrooms.

Accommodation comprises: Entrance Vestibule, Hallway with fitted storage cupboards and access to the floored attic space via a Ramasy Ladder. Bright, spacious lounge with electric fire and marble surround, Breakfast Room/Dining room with patio doors to the rear garden. Fitted kitchen with ample wall and base mounted units, Integrated double oven, gas hob and dishwasher. Free standing washing machine and fridge freezer and further storage cupboard. Sun porch and three double bedrooms (one currently used as a dining room), en-suite shower-room and family bathroom.

Outside

Externally the property is set within a generous sized plot with well-maintained landscaped gardens to front sides and rear. Mainly laid out in lawn with patio area to rear and mature shrubs, trees and bushes. In addition there is driveway parking to front for several vehicles leading to integral garage with up and over door and internal courtesy door.

This is a rare opportunity to purchase a spacious bungalow in a desirable location and viewing is essential to fully appreciate the generous size and location of home being offered for sale.

Area

The property lies within easy reach of the town centre which offers a range of amenities including shops, services and recreational facilities. There are good transport links to the surrounding area and beyond while the nearby A92 dual carriageway connects the cities of Dundee and Aberdeen. Further transport links can be found within the town centre including the rail station whilst schooling at primary and secondary levels can be found nearby.



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Viewing

To view contact the Solicitors on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Included In Sale

All kitchen appliances integrated and free standing (no warranties given) Light fittings, blinds where fitted and all carpets and floor coverings. Garden shed.



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Accommodation

Lounge	17'7" x 13' 3"
Kitchen	14'5 x 8'7"
Breakfast Room/Dining Room	10'1" x 10'9"
Sun Room	8'5" x 8'2"
Master Bedroom	14'3" x 10'1"
En Suite	8'4" x 5'
Bedroom 2	14'4" x 13'
Bedroom 3	12' x 13'5"
Bathroom	9'9" x 5'8"



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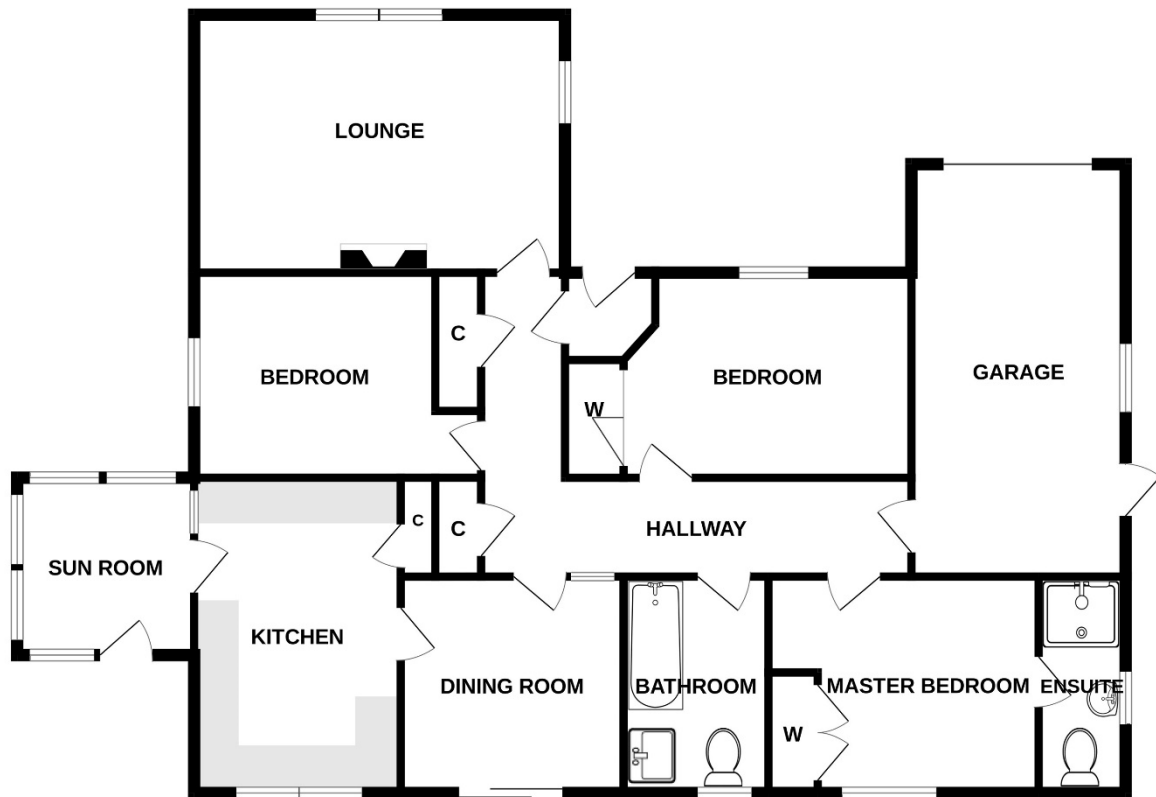
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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