

# Connelly Yeoman

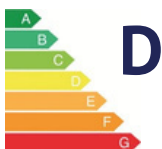


46 PRIMROSE STREET, CARNOUSTIE, DD7 7QB

TERRACED VILLA



- Set within a popular residential location within easy reach of central amenities
  - A spacious, well presented family home offering excellent accommodation
    - Gas Fired Central Heating and Double Glazing, ample storage
- Monoblock drive with parking for two vehicles with electric charging point, and enclosed rear garden



OFFERS OVER  
**£160,000**



# Property Description

This spacious and well presented TERRACED VILLA is ideally located in a popular residential area of the town, within easy reach of most central amenities and services, including within easy reach of the main east coast railway station which serves Carnoustie, frequent bus service and with good access to the main A92 dual carriageway which gives an easy commute into Dundee, Arbroath and all local Angus towns. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, Health Centre, Leisure Centre, well regarded primary & secondary schools, and of course the much visited seafront areas, and not forgetting the internationally famous Championship Golf links. The property offers bright and spacious family living over two levels and has undergone a degree of modernisation by the current owners together with the benefits of Gas fired central heating and Double glazing. Externally, at the front of the property there is a monoblock driveway providing parking for two cars. An access pathway leads to the enclosed rear garden, laid out in lawn area and stone chipped patio/entertainment space with an Evotech composite storage shed included. Early viewing of this spacious family home is recommended.

## ACCOMMODATION:

**VESTIBULE & HALLWAY, FAMILY BATHROOM, LOUNGE, KITCHEN;  
UPPER FLOOR:- WC/TOILET, 4 BEDROOMS.**

### VESTIBULE & HALLWAY:

External front entrance door into the Vestibule, with cupboard housing the electric meter and fuse box. An internal glass panelled door leads through into the Hallway. The Hallway has a large, under-stair storage cupboard. CH Radiator. Laminate wood flooring. Access into the Bathroom, Lounge and Kitchen. Staircase leading to the upper floor accommodation.

### FAMILY BATHROOM:

Approx. 6'6 x 5'8. The Bathroom has recently been upgraded and comprises of a large, walk-in shower enclosure housing a power shower with waterfall/deluge and hand-held shower attachments. Modern wet wall finish. Vanity unit incorporating the wash-hand basin and WC. Extractor fan. Rear-facing opaque glass window with window shutters. Parador style lined ceiling with inset spotlights. Heated towel rail.

### LOUNGE:

Approx. 13'3 x 12'9. A well proportioned Lounge with a front-facing window and window shutters. A feature gas fire with mantle. Laminate/wooden floor. CH Radiator.

### KITCHEN:

Approx. 12'3 x 9'6. The Kitchen has been recently upgraded and is fitted with a modern range of base, under counter carousel and wall mounted storage units and worktop surfaces incorporating a sink with mixer tap. **Integrated Neff slide and glide Electric Oven, Combination Microwave Oven and Induction Hob with glass and stainless steel extractor hood above. Integrated Freezer and automatic Washing Machine.** Space for a fridge/freezer. There are two full length pantry cupboards and a CH Radiator. Rear-facing window, with window shutters, and external rear door out into the rear garden.





**UPPER FLOOR LANDING:**

Bright landing area with a front-facing window allowing ample natural light onto the staircase and landing. Built-in shelved linen cupboard. Access into a WC/Toilet.

**WC/TOILET:**

Approx. 3'4 x 4'7. Comprising WC., and wash-hand basin.

**BEDROOM 1:**

Approx. 14'4 x 10'2. Spacious main bedroom with a rear-facing window. The large wardrobe fitment with sliding mirrored doors is included in the sale. There is an additional built-in shelved and hanging wardrobe. CH Radiator.

**BEDROOM 2:**

Approx. 9'2 x 11'. Another good sized bedroom with a front-facing window. Built in wardrobe and CH Radiator.

**BEDROOM 3:**

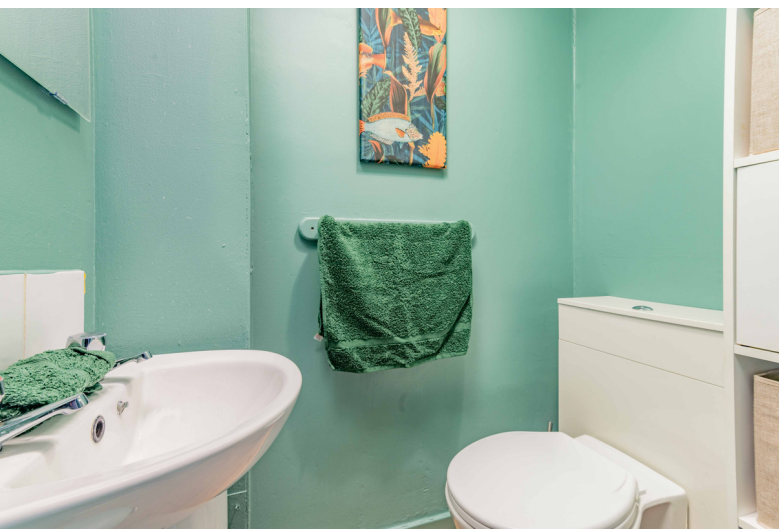
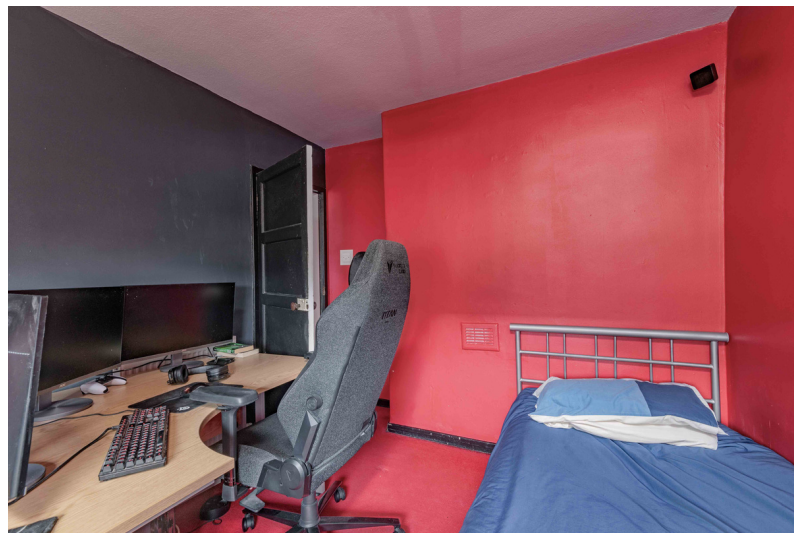
Approx. 10'2 x 9'6. A good sized bedroom with a front-facing window. Built-in wardrobe. CH Radiator.

**BEDROOM 4:**

Approx. 11'6 x 9'3. Double bedroom with a rear-facing window. Built-in wardrobe and CH Radiator.

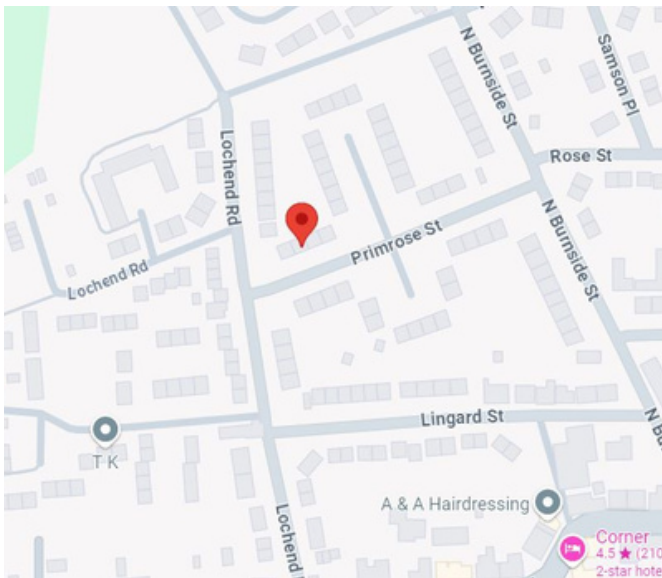
**GARDENS:** To the front is a monoblock driveway providing parking for two cars with an electric car charging point.

Fully enclosed rear garden laid out in lawn and stone-chipped patio/entertainment area with an Evotech composite storage shed. Side access gate and pathway with access to the front of the property and for bin access.





# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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Yeoman

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