

# Connelly Yeoman



29 QUEEN STREET, CARNOUSTIE, DD7 7AX

GROUND FLOOR APARTMENT



## Key Features

- Located within minutes of all central amenities and services
  - Gas Fired Central Heating and Double Glazing
- Private Garden & Outhouse, Mutual Drying Green & Outhouse



OFFERS OVER  
**£95,000**

# Property Description

This GROUND FLOOR APARTMENT is ideally situated within a very central area of Carnoustie, within easy walking distance of the busy High Street which offers a wide variety of local and national shops, cafes and dining venues, the popular beachfront areas and not forgetting the world famous Golf Links. There is also access to the main east coast railway station at Carnoustie offering easy commuting in both directions, Aberdeen, Dundee and Edinburgh. The property has the benefit of gas fired central heating, double glazing and ample storage. Outside, there is a private Outhouse, and access to a private garden which is fully enclosed and laid out with artificial turf, deck area and two Sheds. There is also access to the mutual Drying Green and Outhouse, which has electricity and water.

## ACCOMMODATION:

Vestibule, WC, Hallway, Lounge, Kitchen, Bedroom with En Suite Shower Room.

## ENTRANCE VESTIBULE & HALLWAY:

Enter into the Vestibule, with a glazed panel door leading into the Hallway.

## WC:

Approx. 7'4 x 2'8. Comprising WC and wash-hand basin, front-facing opaque window, wall tiling and a CH Radiator.

## LOUNGE:

Approx. 13' x 15.5. Enter through a 15 pane glass panelled door into the Lounge. The lounge has both side and front-facing windows. CH Radiator. Ample space for furnishings.

## KITCHEN:

Approx. 9'9 x 12'6. The kitchen is fitted with base and wall mounted units, worktop surfaces and a sink with a mixer tap. Electric Oven, Hob and extractor hood above. Plumbing and space for an automatic washing machine and further space for kitchen appliances. Rear-facing window. CH Radiator.



**BEDROOM:**

Approx. 12'3 x 11'6. Double sized bedroom with a front-facing window. Ample space for furnishings. CH Radiator. Recessed cupboard area which houses the gas central heating boiler. From the bedroom there is access into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:**

Approx. 7'7 x 3'10. Comprising wash-hand basin and shower with an Electric shower. Tiled walls. CH Radiator. Extractor fan.



# Property Professionals

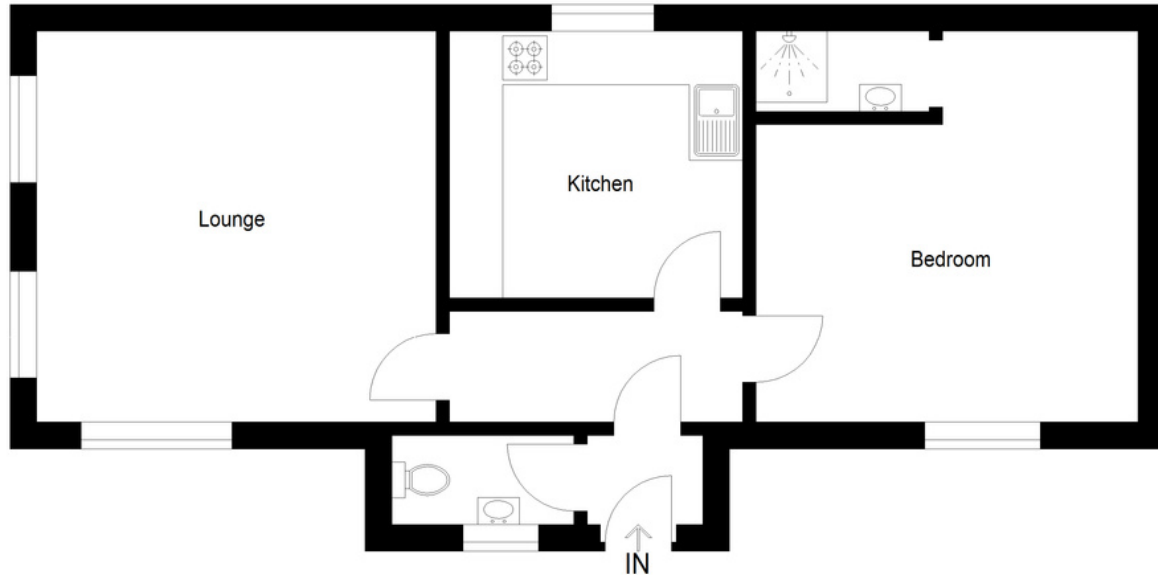
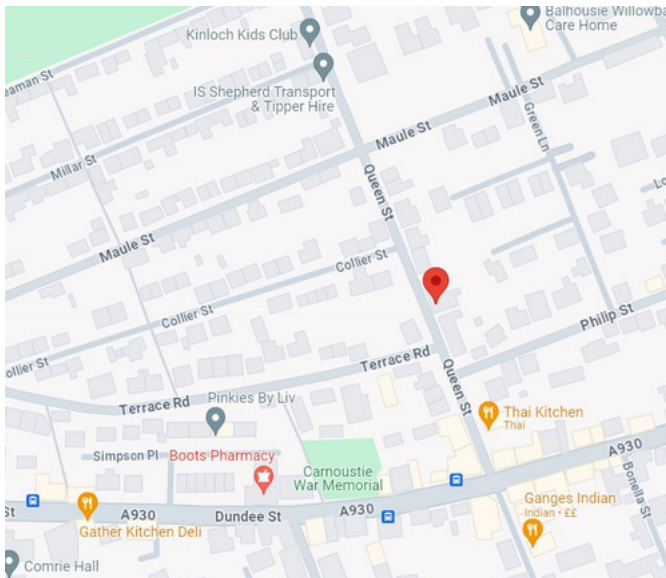


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