



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

***[www.legaleagles.tv](http://www.legaleagles.tv)***

17 Braehead Drive, Carnoustie, DD7 7SX

4 Bedroomed Detached Villa

***Offers Over £275,000***



# 17 Braehead Drive, Carnoustie, DD7 7SX

Situated within a highly popular residential area of Carnoustie, we are delighted to offer for sale this spacious 4 bedroomed detached villa with generous living space filled with natural light throughout.

Number 17 benefits from a secluded garden as well as a large monobloc driveway which leads to a detached garage with scullery.

This well-proportioned home offers spacious accommodation over two levels. Accommodation in full comprises of: an entrance hallway giving access to the kitchen, lounge, bedrooms, bathroom and dining that leads onto a conservatory overlooking the garden. Carpeted staircase leads to the upper level giving access to two further double bedrooms and a shower room. To the front of the home is low maintenance garden areas which benefit from borders of mature trees and shrubs and to the rear is a garden laid with astro turf with patio and decked areas providing a secluded space for relaxing in the warmer months.

This highly sought after, family friendly area is close to all local amenities and has close access to schooling, shops, transport links, beach and golf courses. The spacious property benefits from double glazing and gas central heating. Early viewing is highly recommended.





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## **Entrance Hall:**

The bright and welcoming entrance hall is accessed through a white upvc security door into a vestibule before entering the home. The entrance hall gives access to the lounge, kitchen, bathroom, two double bedrooms and dining room. A carpeted staircase leads to the upper floor giving access to two additional bedrooms and shower room with attic hatch.

## **Lounge:** **5.03m x 6.62m:**

An extremely spacious well-proportioned room which is flooded with natural light through a large window overlooking the front garden of the property as well as windows overlooking the side of the home. Space for dining area.

## **Kitchen:** **3.61m x 2.62m:**

A bright kitchen with ample storage space provided by a good range of white floor and wall storage units with complimentary worktop and contrasting mosaic tiled splash back. Appliances include a double oven with integrated microwave above, electric hob with over head extractor, integrated washing machine, space for fridge.

## **Dining:** **3.36m x 3.33m:**

A great family space which is open plan to the conservatory making this a bright, spacious dining spot, ideal for entertaining.

## **Conservatory:** **2.75m 3.10m:**

Leading out from the dining room the conservatory is a great addition to the home and gives panoramic views of the garden, giving a bright area in which to relax or dine. An external door leading out into the garden makes this an ideal spot for relaxing through the warmer months.

## **Bathroom:** **2.71m x 1.65m:**

A generously sized bathroom with bath, wash hand basin and w.c. Fully tiled, white heated towel rail.

## **Bedroom 1:** **3.36m x 3.33m:**

This bright double bedroom overlooks the front of the home and benefits from built in mirrored wardrobes provides ample storage.

## **Bedroom 2:** **3.36m x 2.91m:**

Overlooking the side of the home, this double bedroom with built in storage is a versatile room and would make an ideal youngsters bedroom or home office space.

## **Upper Floor:**

## **Bedroom 3:** **3.40m x 2.91m:**

Spacious double bedroom with large window overlooking the front garden and built-in mirrored wardrobes providing excellent storage space.

## **Bedroom 4:** **4.03m x 3.45m:**

Another generously sized double bedroom with window overlooking the rear of the home with built in mirrored wardrobes.

## **Shower Room:** **3m x 2.23m:**

A great addition to the upper level, a generously sized shower room with raised shower enclosure with electric shower within, wash hand basin and w.c within a vanity unit providing excellent additional storage space.

## **Garden:**

To the front of the property is an extensive monobloc driveway that leads to an external garage to the side of the home. The garden areas to the front and rear of the home are both easily maintained; the front is laid mainly to lawn with borders of mature shrubs and trees and the rear is laid mainly to lawn and benefits from a paved patio area and raised decking, ideal for relaxing and dining in the warmer months.

## **Garage:**

Detached garage accessed by an up and over door from the driveway or from an external door from the rear garden, ideal for additional storage. The garage benefits from a scullery which makes a great addition to this family home.













GROUND FLOOR



1ST FLOOR



**Council Tax Band:**

E (Angus Council - March 2024).

**EPC Band:**

D

**Viewings:**

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)



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**Note:**

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.