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Dundee,  
DD1 1NU**

**DX DD125**

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**7 Panbride Street,  
Carnoustie,  
DD7 6BU**

**Offers Over £ 245,000**



**Accommodation: - Hallway, Lounge, Dining Kitchen, Three Bedrooms 1 with En-suite Shower Room, Bathroom, Gardens, Driveway, Garage.**

Immaculately presented detached bungalow set within attractive gardens in sought after Carnoustie. It is ideally situated for local amenities including Carnoustie Championship Golf Course, Carnoustie Beach, schools and shops. It is also within walking distance of local bus services to Dundee and Arbroath and the local Rail Station which is on the main east coast line.

This lovely home benefits from gas central heating, double glazing, driveway and garage with power and light. Included in the sale are all carpets, floorcoverings and blinds where fitted along with washing machine, induction hob and electric double oven in the kitchen.

The accommodation comprises a large, bright lounge, modern dining kitchen, spacious master bedroom with fitted wardrobes and en-suite shower room and a further two bedrooms. Externally there are low maintenance gardens to front and rear and driveway providing ample off-street parking leading to the garage.

Viewing of this property is highly recommended to appreciate the standard of the home on offer.

**Hallway**

Entering through modern front door with glass panels into vestibule area and hallway with spotlight fittings, radiator and antico flooring.

**Lounge (16'1 x 15'4)**

Large, bright lounge with picture window overlooking front garden, venetian blinds, electric fire in marble surround, light fitting, radiator, carpeted.

**Kitchen & Dining Room (24'9 x 9'8)**

Well-proportioned kitchen with modern fitted wall and base units and coordinating work top surfaces, breakfast bar seating, Belfast sink, electric hob, cooker hood, electric double oven, integrated washing machine, fridge freezer and dishwasher, spotlight fittings, door out to rear garden, spacious dining area with ample space for table and chairs, window out to rear garden, light fitting, antico flooring throughout.

**Bathroom (7'5 x 5'5)**

Fully tiled and wet-walled bathroom with white three-piece suite incorporating wash hand basin, w.c. and spa bath with mains shower over and shower screen, window, spotlight fittings, heated towel rail, tiled flooring.

**Master Bedroom (13'4 x 9'5)**

Spacious master bedroom with large window overlooking rear garden, double fitted wardrobe with sliding doors, spotlight fittings, radiator, carpeted.

### En-suite Shower Room (6'2 x 4'9)

En-suite shower room with three-piece suite incorporating wash hand basin in vanity unit, w.c. and shower cabinet with mains shower, window, spotlight fittings, heated towel rail, tiled flooring.

### Bedroom 2 (13'1x 11'5)

Second double bedroom with window to front, vertical blinds, fitted wardrobe with sliding doors, pendant light fitting, radiator, carpeted.

### Bedroom 3 (12'1 x 7'5)

Third double bedroom with window to front, venetian blinds, fitted wardrobe with sliding doors, light fitting, radiator, Amtico flooring.

### Outside

To the Front: - Front Garden laid in lawn with borders and shrubs. Large driveway providing ample off-street parking and Garage.

To the Rear: - Good-sized rear garden set in lawn with patio area to the side providing space for outdoor seating and dining.

### Viewing

By appointment. Contact Solicitors on 01382 204625.

*All measurements are approximate* –Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

### HOME REPORT AVAILABLE AT:

<https://app.onesurvey.org/Pdf/HomeReport?q=LWo7Z3ERtipF7seodcqy1A%3d%3d>

**EPC RATING: C**

GROUND FLOOR  
109.0 sq.m. approx.



TOTAL FLOOR AREA: 109.0 sq.m. approx.

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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