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139 RAVENSBY ROAD, CARNOUSTIE, DD7 7NJ
OFFERS OVER: £135,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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**Accommodation Comprises: Entrance Hall, Lounge/Dining Room,
Kitchen, Bathroom.**

Upper Floor: Three Bedrooms.

External: Front and Rear Garden.

This is a well-presented THREE BEDROOM MID TERRACED VILLA which is situated in the popular residential area of Carnoustie. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers excellent move-in accommodation on two levels and is ideal for first time buyers and families. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the hallway. A carpeted stairway gives rise to the upper floor accommodation. There is also a large walk-in storage cupboard. Carpet. Radiator.

LOUNGE/DINING ROOM: -

The lounge/dining room is spacious and has two double-glazed windows offering pleasant outlook towards the front and rear of the property. Fitted roller blind. There is ample space for a family dining table and chairs. Carpet. Radiator.

KITCHEN: -

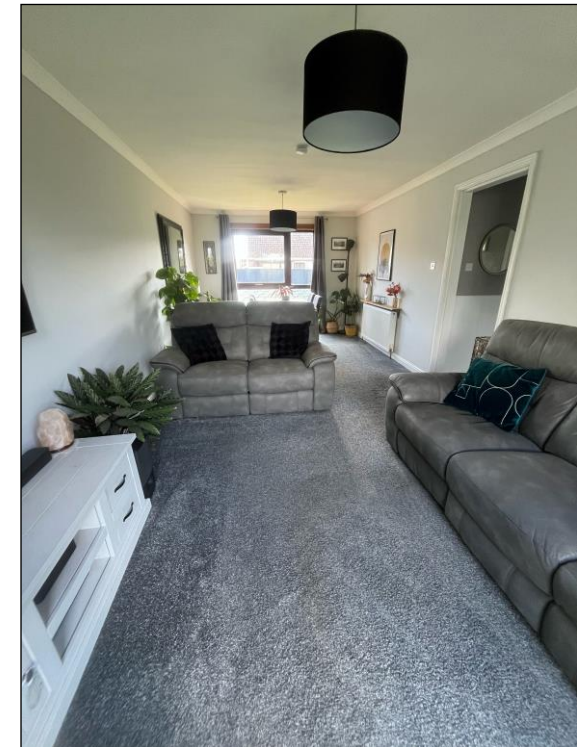
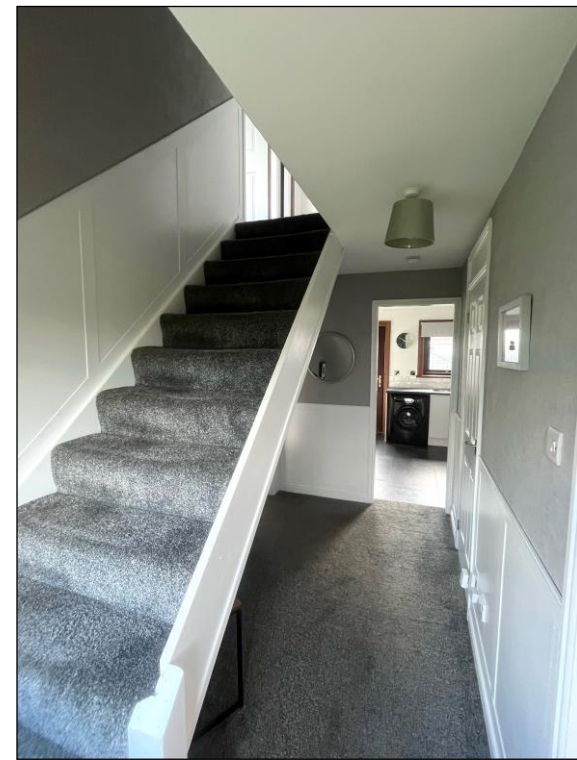
The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive tiling. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a gas hob with stainless steel extractor hood above and an electric oven. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Under unit lighting. Double glazed door giving access to the rear garden. Attractive downlights. Laminate flooring. Radiator.

UPPER LANDING: -

The upper landing is carpeted and has a hatch allowing access to the partially floored attic.

BEDROOM 1: -

This is a good-sized bedroom with a double-glazed window offering a pleasant outlook towards the front of the property. Built-in wardrobe offering ample storage space. Fitted Roller Blind. Carpet. Radiator.



BEDROOM 2:-

This bedroom has a double-glazed skylight. Fitted blind. Laminate. Radiator.

BEDROOM 3: -

This bedroom has a double-glazed window offering pleasant outlook towards the front. Fitted roller blind. Carpet.

BATHROOM: -

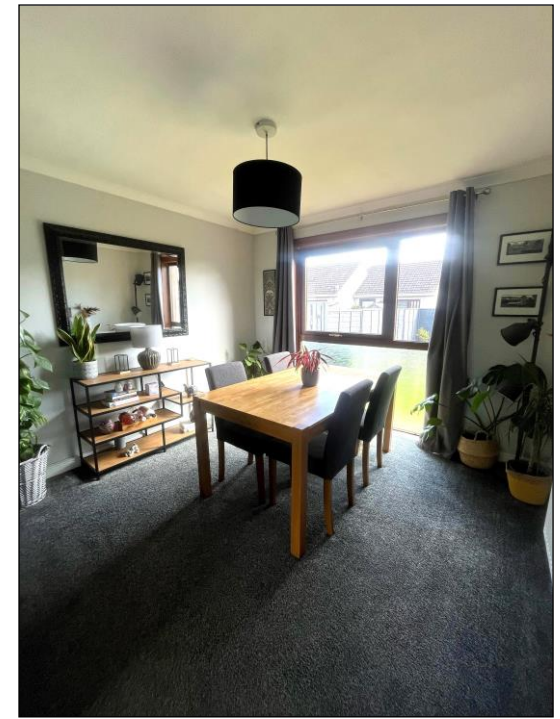
This comprises a three-piece suite, W.C., vanity wash hand basin with cupboards below and a bath with an overhead electric shower. Attractive wet wall. Double glazed window offering a good deal of natural light. Laminate flooring. Heated towel radiator.

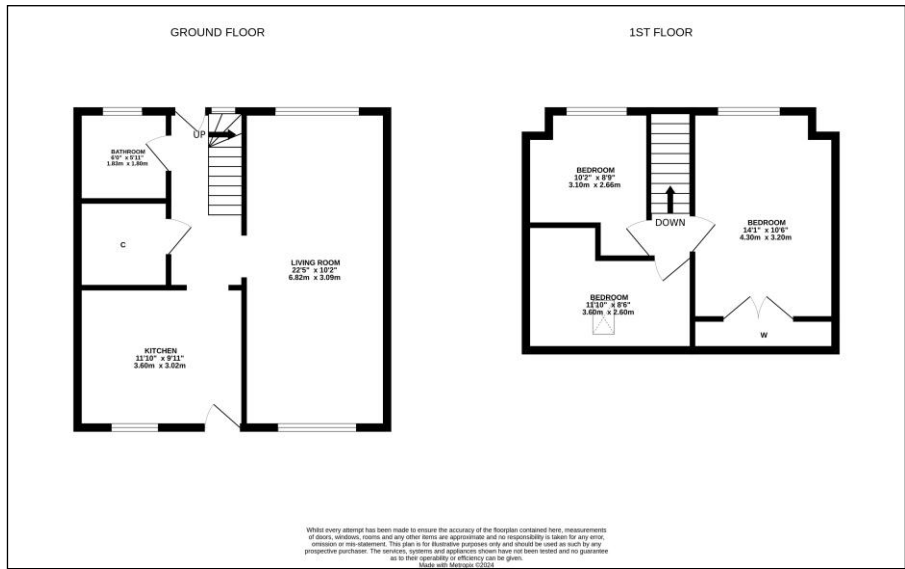
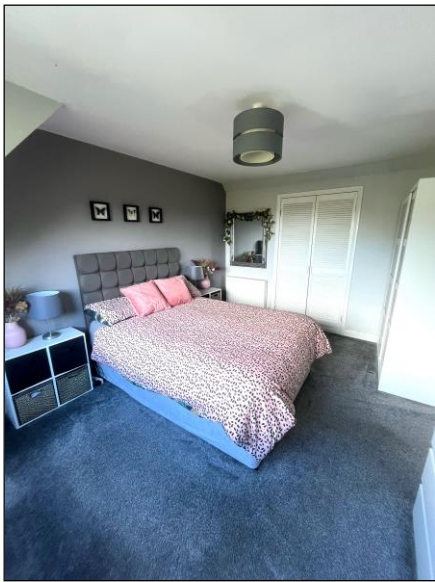
EXTERNAL: -

The rear garden is fully enclosed and is mainly laid with grass. Outside water tap. Garden shed. The front garden is mainly laid in grass.

INCLUDED IN SALE: -

All floor coverings and window blinds where fitted are included in the sale.





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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.