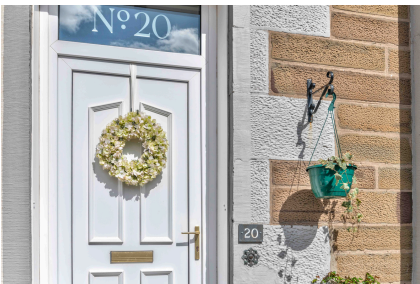


Connelly Yeoman



20 DUNDEE STREET, CARNOUSTIE, DD7 7PD

TERRACED VILLA



- Traditional stone-built Terraced Villa located in the heart of the town
- An immaculately presented home with many original features retained
 - Gas Fired Central Heating, Double Glazing and ample storage
- A south-facing front garden and enclosed rear garden with sunny patio and outhouse



OFFERS OVER
£215,000

Property Description

This traditional, stone-built TERRACED VILLA is presented to the market in immaculate condition, offering well proportioned accommodation over two levels and boasting many original features which have been retained, including ornate ceiling cornice, picture rails and deep skirting boards. There are also the benefits of Gas fired central heating, Double glazing and ample storage. On entering the property into the Vestibule and welcoming Hallway, there is access into the spacious Lounge with a lovely bay window overlooking the front garden, an adaptable Sitting/Family/Dining Room which is open plan through into the extremely well appointed Kitchen. Following on up the staircase to the Mezzanine level there is the Bathroom with three piece suite and separate shower cubicle, and on the upper floor two double Bedrooms and a third Bedroom or Study Room. Externally, the enclosed front garden is neatly laid out in lawn, boundary hedging, shrubs and plants, all enjoying a sunny southerly aspect. The delightful, enclosed rear garden is again neatly laid out with patio area, lawn and stone chip borders with shrubs, bushes and mature fruit trees. There is a useful Outhouse and an access gate out to the rear onto Balfour Place. The property is set within an ideal central location of Carnoustie, close to all local amenities and services and within easy reach of the main east coast railway station which serves Carnoustie, bus routes 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. Early viewing is highly recommended.

ACCOMMODATION:

VESTIBULE & HALLWAY, LOUNGE, SITTING/DINING/FAMILY ROOM, KITCHEN; MEZZANINE FLOOR: BATHROOM; UPPER FLOOR:- 2 DOUBLE BEDROOMS, 3rd BEDROOM/STUDY ROOM.

VESTIBULE & HALLWAY:

Attractive double glazed entrance door into the Vestibule, with an internal glass panelled door through into the welcoming hallway. Original features including ceiling cornice, deep skirting boards, and staircase with a wooden balustrade leads to the upper floor accommodation. CH Radiator. Feature curved wall. Access from the hallway into the Lounge and through to the rear Sitting/Dining/Family Room.

LOUNGE:

Approx. 13'10 x 18'9 (into the bay window) A spacious public room, with lovely bay window overlooking the front garden. Original features including ceiling cornice and rose, picture rail and deep skirting boards. Feature cast iron fireplace and hearth incorporating an open fire, with a wooden fire surround. Shallow shelved storage cupboard. CH Radiator.

SITTING/DINING/FAMILY ROOM:

Approx. 12'3 x 12'10. An adaptable room, ideal as a sitting/family or dining room, with ample space for furnishings. Alcove area with spotlights. Large, rear-facing window. Ceiling rose and deep skirting boards. CH Radiator. Open plan from this room into the Kitchen.

KITCHEN:

Approx. 9'7 x 11'5. A well appointed, modern Kitchen which is fitted with ample base and wall mounted units, co-ordinating worktop surfaces incorporating a stainless steel sink with mixer tap. Built-in Electric Oven, Combination Microwave Oven, Induction Hob with a stainless steel extractor hood above. Integrated Fridge/Freezer, Dishwasher and automatic Washing Machine. Modern, vertical wall CH Radiator. Inset ceiling spotlights. External door out to the rear garden.

MEZZANINE LANDING:

BATHROOM:

Approx. 7'3 x 8'10. Comprising WC., wash-hand basin which are incorporated within vanity units. Bath. Large shower cubicle housing an Electric shower. Modern wall tiling. Tiled floor. Side-facing opaque glass window. Inset ceiling spotlights. Heated towel rail.



UPPER FLOOR LANDING:

Upper floor landing area with access to the bedrooms. Spotlights to the ceiling. Large, built-in shelved storage cupboard, with access from here into the loft space. Rear-facing velux window.

BEDROOM 1:

Approx. 12'2 x 17'10 (into the bay window). A spacious main bedroom with front-facing bay window affording an open outlook. Ample space for bedroom furnishings. Inset ceiling spotlights. CH Radiator. Ceiling coving.

BEDROOM 2:

Approx. 12'2 x 13'5. Another spacious bedroom with a rear-facing bay window. Ample space for bedroom furnishings. Inset ceiling spotlights. Access into the eaves space. CH Radiator.

BEDROOM 3/STUDY ROOM:

Approx. 6'7 x 8'8. An adaptable room, ideal as a single bedroom or study/home office, with a front-facing dormer window. Access into the eaves storage. CH Radiator.

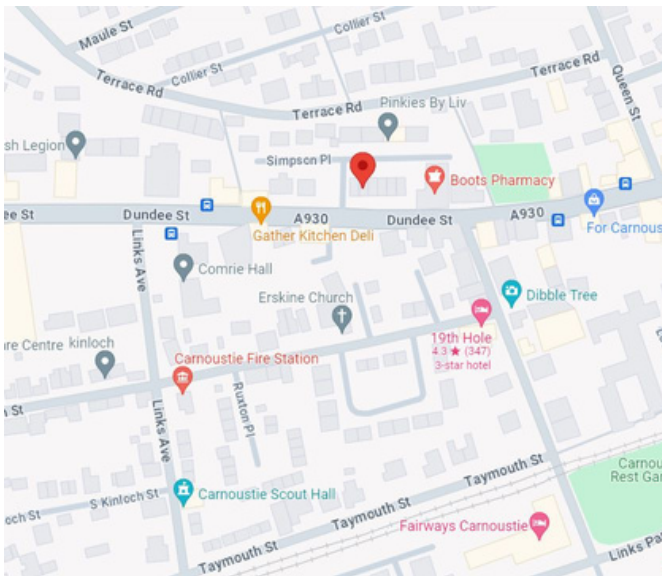
GARDENS:

Enclosed front garden neatly laid out in lawn with mature boundary hedging, shrubs and plants. Paved pathway and steps to the front door.

Fully enclosed rear garden, with boundary wall, laid out in sunny patio seating area, neatly laid out garden with lawn area, stone chip borders with established shrubs. Outhouse. Access gate out to the lane onto Balfour Place.



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.

**Connelly
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