

Connelly Yeoman



10 THISTLE STREET, CARNOUSTIE, DD7 7PR

SEMI DETACHED VILLA



- Set within a very desirable location close to all local amenities
 - A traditional family home of generous proportions
- Decorated in modern neutral colours with many original features
- A large mature garden with gated off street parking and outhouse



OFFERS OVER
£230,000

Property Description

Connolly Yeoman are pleased to present this attractive and traditional SEMI-DETACHED VILLA set within a very popular residential area of Carnoustie conveniently located close to popular primary and secondary schools, as well as local services including independent shops, world renowned links golf course, sports club and an award winning beach. Rail and road links provide access to Dundee, Aberdeen, Glasgow Edinburgh and beyond. The property is immaculately presented and has many original features and benefits from gas central heating and double glazing, with some furnishings available. The property comprises of a bright and spacious lounge, dining/family room with feature fireplace, fitted kitchen, family bathroom, 3 double bedroom and a shower room. Outside there is a large mature garden to the front, bordered by an established hedge with a gated driveway providing off street parking. There is a side gate for easy access and a rear garden area with outhouse. Early viewing would be highly recommended.

ACCOMMODATION: Hallway, lounge, kitchen, family room/dining room, family bathroom, 3 double bedrooms and shower room.

HALLWAY: Entry is into a welcoming hallway with radiator and staircase with balustrade leading to upper floor.

LOUNGE:

Approx. 12'8 x 17'8 . A large, bright lounge with dual aspect front and side facing windows which overlook the gardens to the front and side of the property with a feature tiled fireplace and hearth incorporating a gas fire. There is a traditional shallow shelved storage cupboard, deep skirtings with picture rail and a radiator.

FAMILY ROOM/DINING ROOM:

Approx. 10'5 x 19'2. A versatile room with a second feature fireplace with marble inlay and hearth with wooden surround incorporating a gas fire. There is a traditional style shallow shelved storage cupboard and ample room for furnishing. A door leads out into a rear hallway with access into the garden and a fifteen panelled glass door that leads into the kitchen.

KITCHEN:

Approx. 7'5 x 8'8. Fitted with base and wall units and coordinating work surfaces incorporating a stainless steel sink with a mixer tap. There is space for a cooker, plumb space for an automatic washing machine and dishwasher and space for a fridge freezer (all white goods included). A rear facing window and sky light make this a light and bright kitchen.

BEDROOM 1:

Approx. 13'4 x 13'9. This is a conveniently position ground floor double bedroom which is rear facing with a useful under stairs storage cupboard.

FAMILY BATHROOM:

Approx. 6'6 x 5'4. A tradition bathroom with a cast iron roll top bath with shower over and the area being finished with a tiled effect wet wall. There is a wash hand basin and WC. A rear facing window provides natural ventilation and light.



UPPER HALLWAY:

The wooden balustrade staircase leads to the upper floor which has an attractive display storage area. Further storage is provided in the way of a walk in cupboard which houses the gas central heating boiler. There is a front facing Velux window and access into the eves.

BEDROOM 2:

Approx. 13' x 13'5 into the bay. This good sized double bedroom has a charming outlook over the garden and roof tops to the east coast and beyond. There is ample room for furnishings and there is an original wrought iron fire surround with shelved alcove.

SHOWER ROOM:

Approx. 6'8 x 6'2. A modern shower room with WC, wash hand basin and a corner shower cubicle housing a power shower, finished with modern wet wall with spotlights to the ceiling, heated towel rail and an extractor fan.

BEDROOM 3:

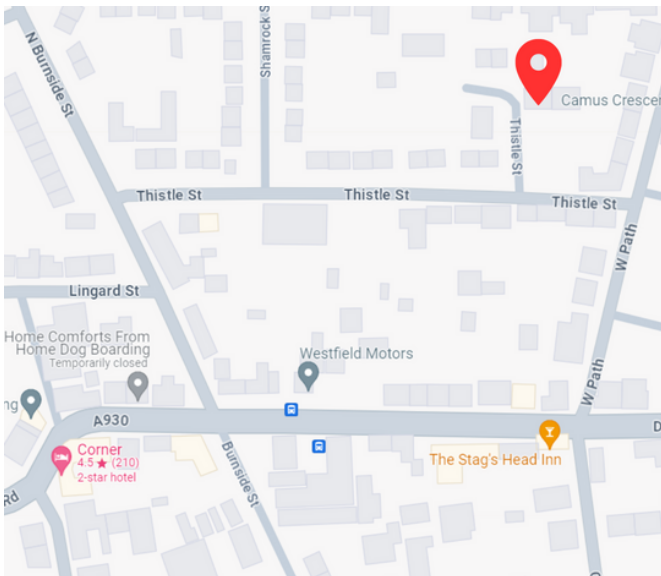
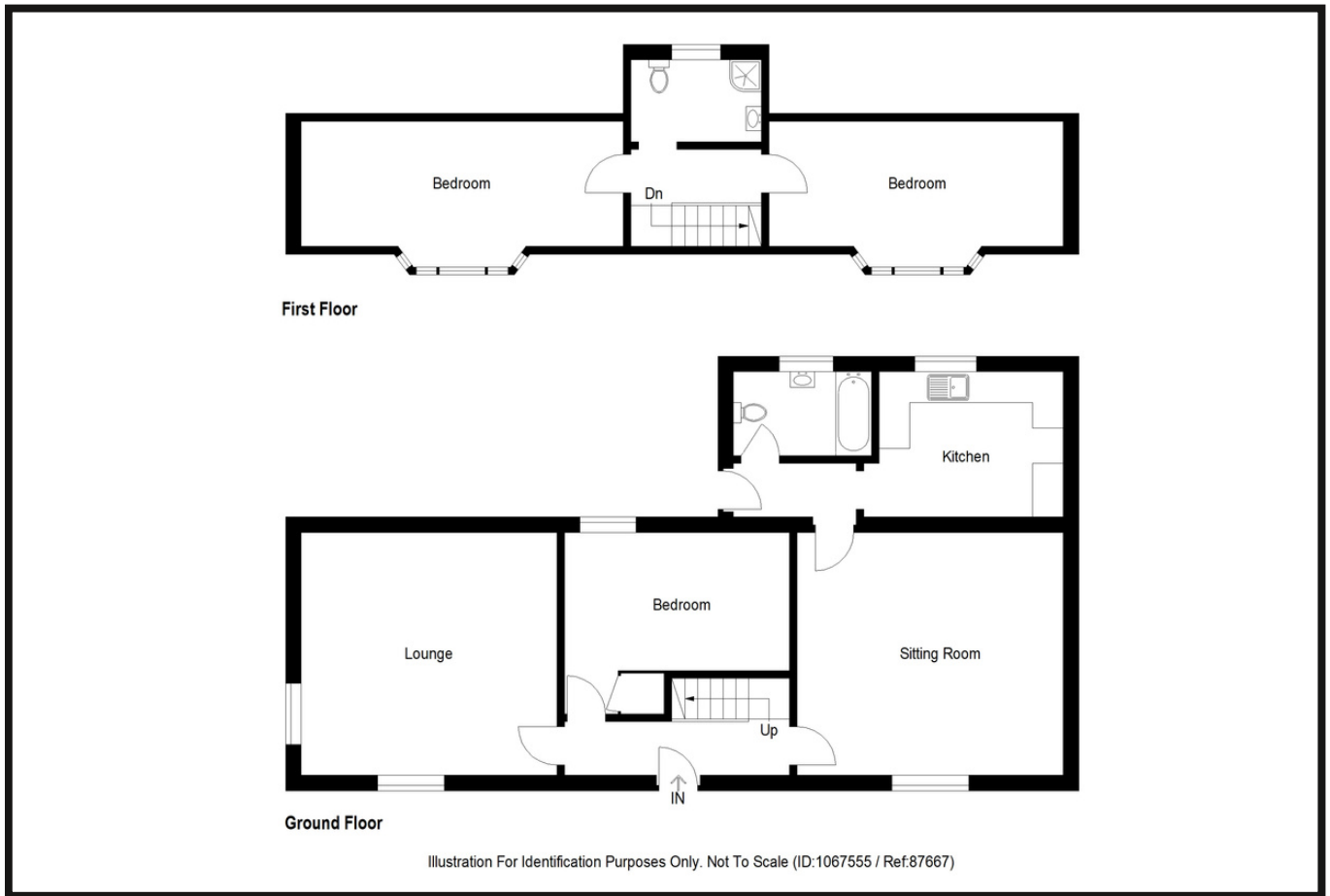
Approx. 12'8 x 14'5. A front facing double bedroom with a lovely bay window with views over the garden and roof tops towards the east coast. There is a second original fire place and a shallow book shelf.

OUTSIDE:

The property benefits from a very large mature garden to the front with a lawned area with borders of established hedging and trees. There is a wrought iron gate giving access to off street parking and towards the home is an addition area with gravel pathways and established shrubs. The rear garden is fully enclosed with a small outhouse, a further lawned area and a pretty holly bush.



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.

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