

# Connelly Yeoman

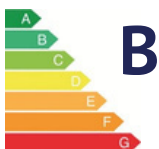


**47 DALHOUSIE COURT, LINKS PARADE  
CARNOUSTIE DD7 7JD**

**LUXURY FIRST FLOOR  
APARTMENT**



- Located in a highly desirable complex of similar styled luxury Apartments
- Boasting front-line access to the world famous Golf Links and seafront areas of the town
- Decorated in modern neutral colours, Electric heating and Double glazing, ample storage
- Security Entry System, Lift access, designated Car Parking to the rear, Private Storage locker



OFFERS OVER  
**£165,000**



# Property Description

This attractive and well appointed FIRST FLOOR APARTMENT forms part of the prestigious Dalhousie Court complex which occupies a front-line location on links Parade, Carnoustie, offering unrivalled access to the world famous Carnoustie Golf Links, and the beautiful seafront promenade and beach areas offering lovely coastal walkways and various leisure pursuits. The coastal town of Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Course, well patronised Carnoustie Golf Hotel and Golf Links House with The Rookery restaurant. Of particular note, the main east coast railway station for Carnoustie is only minutes' walking distance from the Apartment. There are also good bus service routes for travel into Dundee or further afield, and within easy reach of the main A92 dual carriageway which gives an easy commute to Dundee, Arbroath and all local Angus towns. Overall, this attractive Apartment offers well appointed accommodation, ideally located in a convenient area, and may be of interest to the working professionals or perhaps as a retirement buy. Early viewing is recommended.

## ACCOMMODATION:

**MUTUAL ENTRY FOYER WITH ACCESS TO THE LIFT; ENTRANCE HALLWAY, MASTER BEDROOM & EN SUITE SHOWER ROOM, BEDROOM 2, BATHROOM, LOUNGE with BALCONY, OPEN PLAN DINING AREA & KITCHEN.**

## HALLWAY:

Security entry phone system located in the Hallway. There is a built-in double door Utility cupboard which houses the Electric wet central heating system and which also has shelving and plumbing and space for an automatic washing machine. There is an additional walk-in storage/coats cupboard with light. Radiator.

## MASTER BEDROOM:

Approx. 9'5 x 16'6. Spacious main double Bedroom with front-facing window and built-in double shelved and hanging space wardrobe. Radiator. Access through into the En Suite Shower Room.

## EN SUITE SHOWER ROOM:

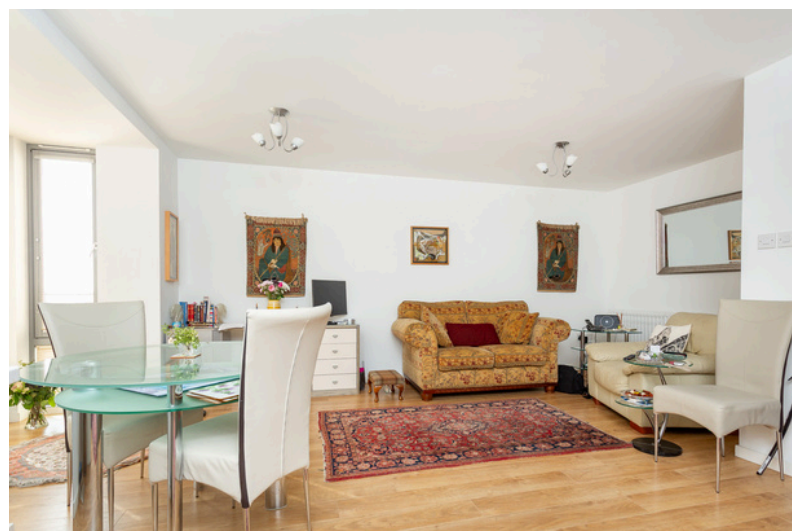
Approx. 4'6 x 7'. Comprising a vanity area incorporating the wash-hand basin and WC. Large double shower cubicle housing a power shower and finished in modern wet wall panels. Tiled floor. Large vanity mirror with spotlights. Inset ceiling spotlights. Extractor fan.

## BEDROOM 2:

Approx. 8'9 x 12'3. Another good sized double Bedroom with a front-facing window and a built-in shelved and hanging space wardrobe. Radiator.

## BATHROOM:

Approx. 7'6 x 7'10. A good sized main Bathroom comprising a WC., wash-hand basin and bath with an over the bath shower. Large vanity mirror with spotlights. Tiled floor. Radiator.





**OPEN PLAN LOUNGE, DINING AREA & KITCHEN:**

Approx. 18'2 x 20'8. A generously proportioned room offering a southerly aspect, with full height ceiling to floor windows and patio doors which lead out onto the balcony area with glazed balustrade and affording views over the Links towards the sea and beyond. Timber and glass balcony offering seating area to take in the views. Ample space for a variety of furnishings, space for dining table and chairs.

**KITCHEN AREA:**

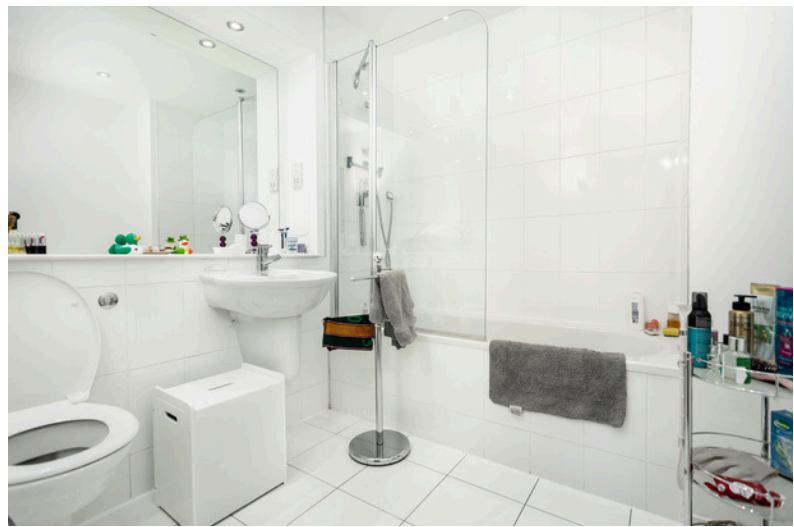
Fitted with a good range of base and wall mounted units, worktop surfaces and sinktop with a mixer tap fitment. Built-in Electric Oven and Hob, integrated Dishwasher and Fridge.

**OUTSIDE:**

Located to the rear of the building is a designated private car parking space and there is additional guest car parking spaces.

Secure storage locker, ideal for golf clubs or bicycle storage.

Communal garden areas all neatly laid out.



# Property Professionals

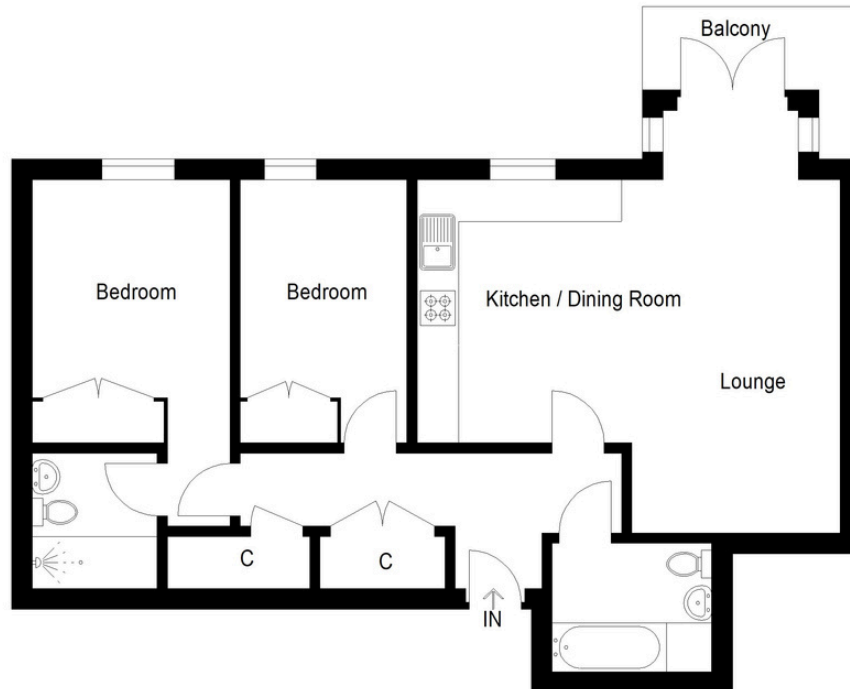
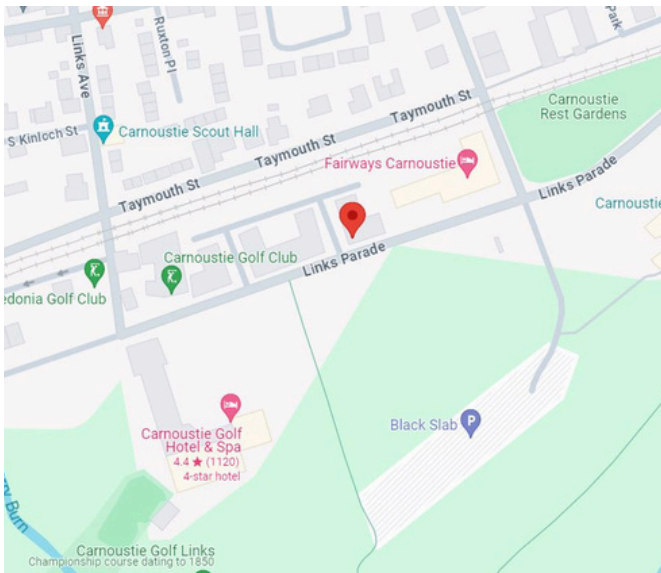


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