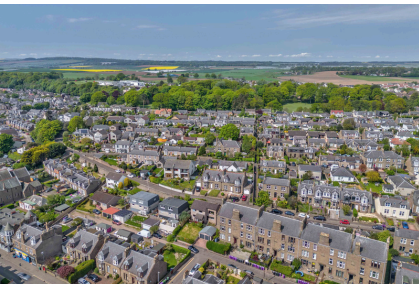


Connelly Yeoman



4 BALFOUR PLACE, CARNOUSTIE, DD7 7AH

TOP FLOOR APARTMENT



- Top Floor Apartment offering stunning views over Carnoustie towards the sea
- Located within a popular area of Carnoustie, close to all central amenities
- Presented in excellent order, Gas Fired Central Heating, with recently installed efficient Boiler and Double Glazing
- Mutual Rear Drying Green and private Outhouse



OFFERS OVER
£99,000

Property Description

This most impressive, bright and airy, TOP FLOOR APARTMENT is ideally situated within an ideal central area of Carnoustie and offers impressive open views over the surrounding area towards the famous Carnoustie golf links, shoreline and sea beyond. The property is within easy reach of all central amenities and services, including local shops, cafes, public houses, restaurants and the main east coast railway station is close-by. There are also excellent public transport routes located on the main High Street. The property is in excellent decorative order and enjoys the benefit of gas fired central heating (the current owner has recently installed a new gas boiler) and there are double glazed windows. Outside, to the rear of building, there is access to a mutual drying green with a private Outhouse. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM.

ENTRANCE HALLWAY:

Enter into a bright and spacious Hallway, with access to all rooms. CH Radiator.

LOUNGE:

Approx. 13' x 14'. A lovely bright and spacious room, with a triple aspect window to the front of the property offering up superb views over the rooftops and over towards the golf links and sea shore beyond. A feature of this room is the attractive fireplace incorporating a Gas Fire. The original features of the ornate ceiling cornice, ceiling rose and deep skirtings boards have been retained. There is an alcove with under storage and a spotlight. CH Radiator.

KITCHEN:

Approx. 11'7 x 10'9. The kitchen is located to the rear of the property, with a double aspect window overlooking the rear drying green area. There is a good range of base and wall mounted storage units, worktop surfaces and a sinktop with mixer tap. Plumbing and space for an automatic washing machine. Space for further appliances. CH Radiator.



BEDROOM 1:

Approx. 13'9 x 8'7. A bright, double sized bedroom with a large, front-facing window offering lovely views over the surrounding area. One wall has fitted shelving and hanging space wardrobes and overhead storage. CH Radiator.

BEDROOM 2:

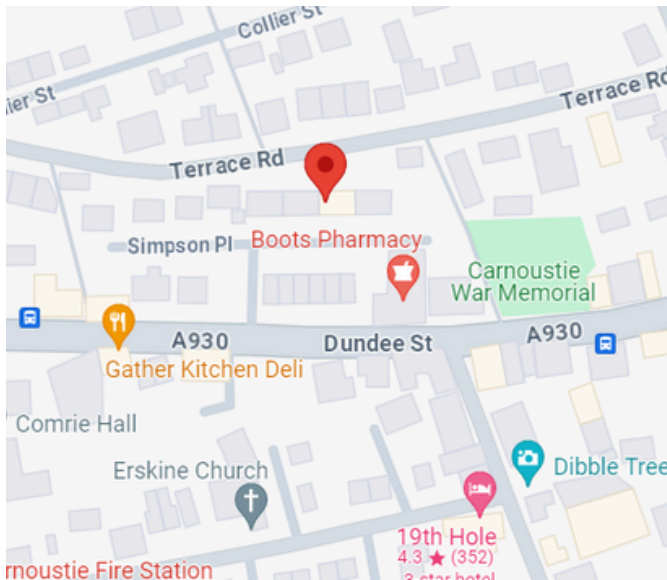
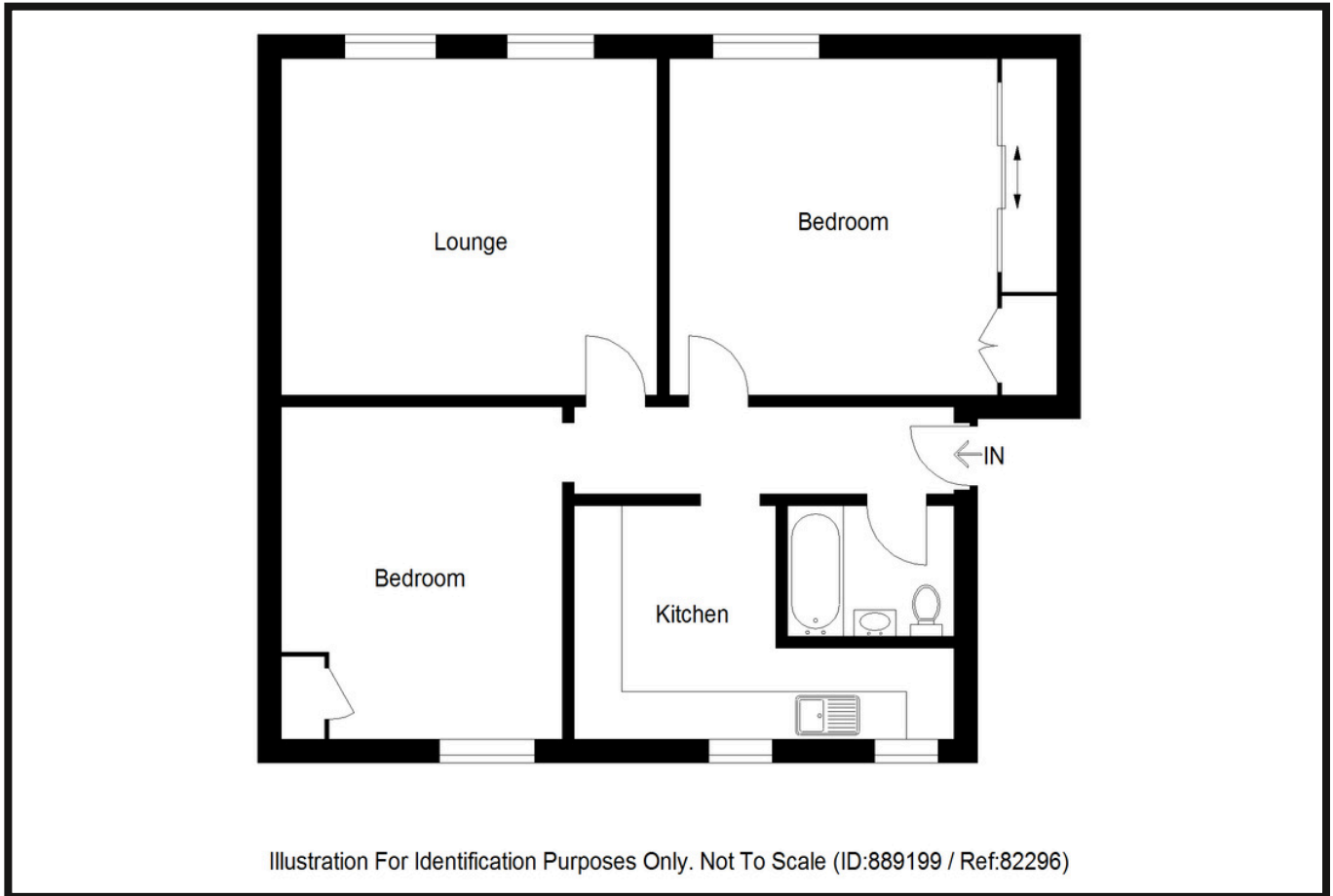
Approx. 15'5 x 7'10. Another excellent double bedroom, with a rear-facing window. There is a built-in cupboard which houses the gas central heating boiler. CH Radiator.

BATHROOM:

Approx. 6'7 X 6'3. Comprising a three piece white bathroom suite with an over the bath Electric shower and a fitted shower screen. The bathroom is finished in a modern brick effect wall tiling finish, with spotlights to the ceiling. Extractor fan. Heated towel rail. Bathroom fittings are included.



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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