

Connelly Yeoman

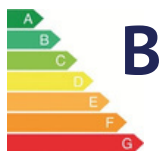


14 MALT LOAN, CARNOUSTIE, DD7 7GW

MODERN SEMI DETACHED VILLA



- Set within a very desirable residential area close to amenities and services
- An immaculately presented home finished to a high standard with luxury fittings and finishes
- Decorated in modern neutral colours, Gas Fired Central Heating, Double Glazing, Solar Panels
 - Drive for two cars, with well laid out gardens to the front and rear of the property



OFFERS OVER
£225,000

Property Description

This modern SEMI DETACHED VILLA must be viewed to appreciate the bright, well proportioned and stylish accommodation on offer. Built by well established local house builders DJ Laing Homes, the property forms part of a very popular and desirable residential area ideally located close to most amenities and services that the town of Carnoustie has to offer. 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, as well as the internationally famous Championship Golf Links (which is within easy reach) and you are only minutes' drive to the A92 dual carriageway which gives an easy commute to Dundee, Arbroath and further afield to other Angus towns.

This immaculately presented home has been finished to a high standard, is decorated in modern neutral tones, complimented by luxury vinyl flooring throughout and benefits from gas fired central heating, double glazing and there are solar panels incorporated into the roof (which supplements the electricity consumption/costs). Externally, to the front of the house is a lock-block drive-in offering ample car parking for two cars. A pathway leads around the side to the fully enclosed rear garden, which has been landscaped, and is laid out in lawn with a large dark limestone patio area offering a sunny aspect for seating and furniture (patio furnishings included). There is outside lighting, an outside water tap and the wooden Shed is included in the sale. This property represents an ideal, ready to live in "walk in" condition, and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION:

ENTRANCE HALLWAY, SHOWER ROOM, LOUNGE, OPEN PLAN DINING KITCHEN, 3 DOUBLE BEDROOMS & FAMILY BATHROOM.

HALLWAY:

Enter via a substantial front door into the Hallway, with staircase leading to the upper floor. CH Radiator. Access from the Hallway into the Shower Room and Lounge. Luxury fitted vinyl flooring which is continued through the whole of the ground floor accommodation.

SHOWER ROOM:

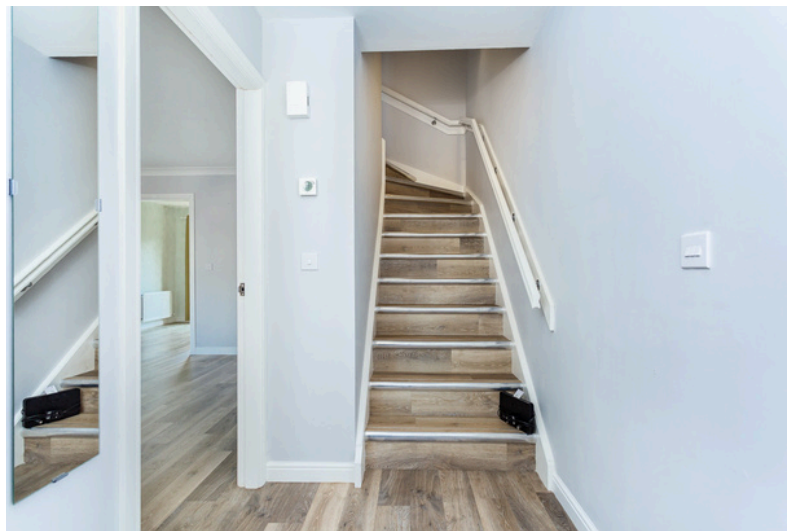
Approx. 9'2 x 8'2. Comprising a modern "floating" vanity unit incorporating the wash-hand basin. WC. Large, double shower cubicle housing a deluge shower head. Modern wet wall finish and modern wall tiling. Tiled floor. CH Radiator. Extractor fan. Fitted bathroom fitments.

LOUNGE:

Approx. 14'10 x 12'10. A bright and spacious Lounge, with front-facing window. Neutral decor. Ample power points. TV and telephone points. CH Radiator. Open plan through into the Dining Kitchen.

OPEN PLAN DINING KITCHEN:

Approx. 18'6 x 10'2. The dining area offers ample space for dining table and chairs. CH Radiator. Pendant light fitting. Access from this area out into the rear garden. Breakfast bar seating area for everyday/breakfasting. The kitchen area is fitted with modern base and wall units, worktop surfaces incorporating a stainless steel sinktop. Built-in stainless steel Electric Oven, Gas Hob, glass splashback and stainless steel extractor hood above the hob. Plumbing and space for an washer/dryer, space for a dishwasher and fridge/freezer (all included). Rear-facing window. Access from the kitchen area into a large, understair storage cupboard which houses the gas central heating boiler and housing the Solar panel control box. There is also a hard wired Ethernet cable here.



UPPER FLOOR:

Upper landing area with access to the Bedrooms and Bathroom. Luxury vinyl flooring continued on the upper floor. Large, built-in storage cupboard. Access hatch into the loft space.

BEDROOM 1:

Approx. 9'2 x 13'. Spacious double bedroom with a front-facing window. Feature wardrobe with shelving and hanging space and sliding mirrored doors. Ample space for furnishings. CH Radiator.

BEDROOM 2:

Approx. 9'2 x 9'3. Another good sized double bedroom with a front-facing window. Built-in wardrobe with shelving and hanging space, and sliding mirrored doors. CH Radiator.

BEDROOM 3:

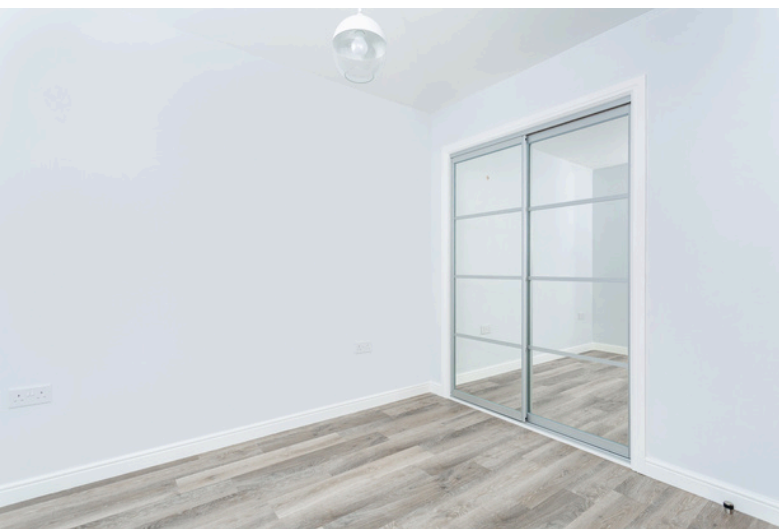
Approx. 9'2 x 13'5. A further good sized bedroom with a rear-facing window. Built-in wardrobe with shelving and hanging space, and sliding mirrored doors. CH Radiator.

BATHROOM:

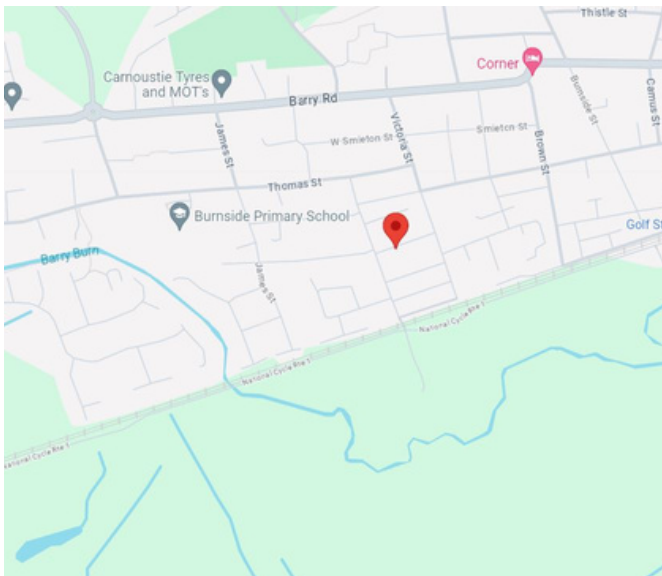
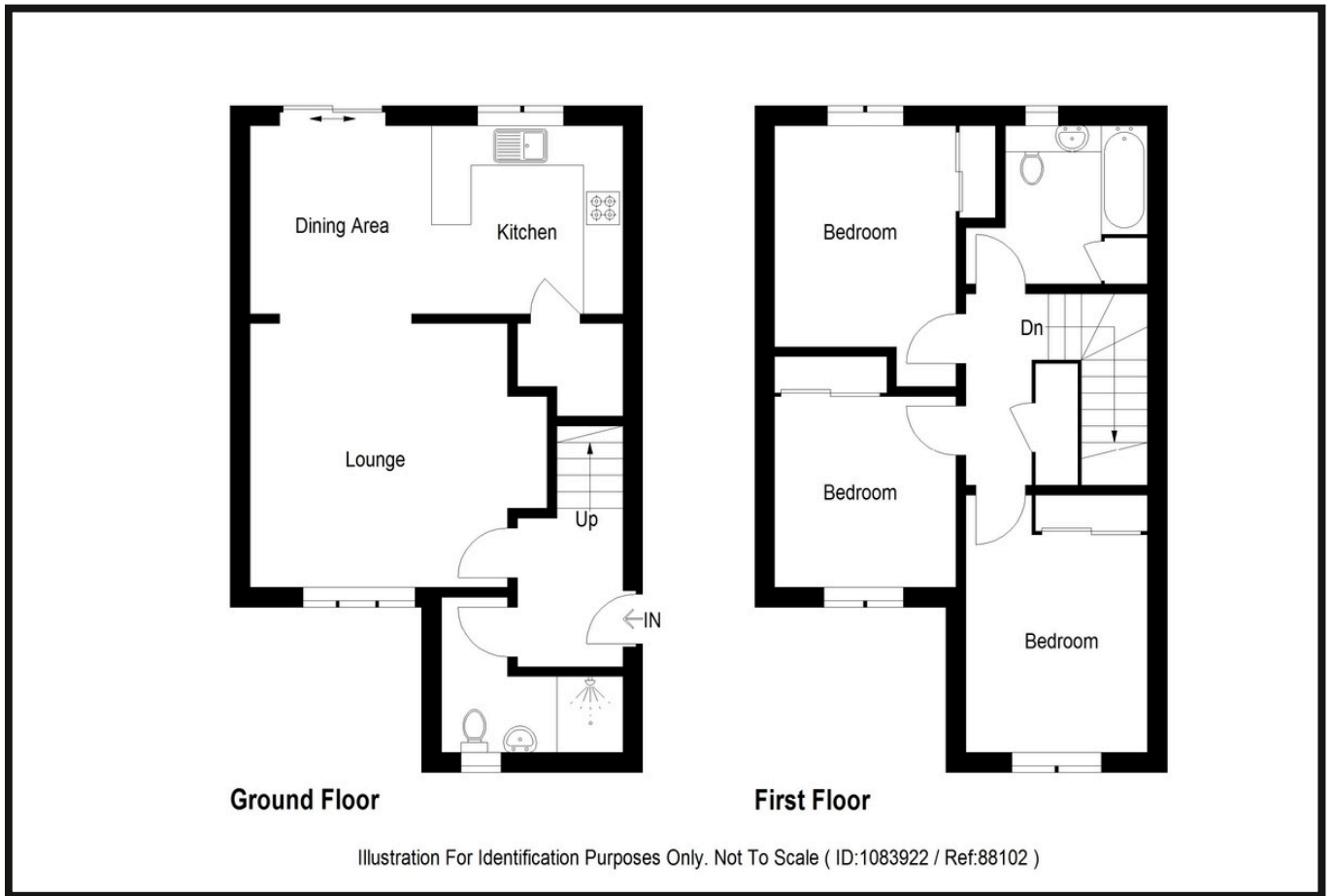
Approx. 6'10 x 10'. Comprising a bath with over the bath shower to tap fitment. Vanity area with wash-hand basin and WC. Bathroom fittings. Built-in shelved linen storage cupboard. Heated towel rail. Luxury tiled effect vinyl flooring. Rear-facing opaque window offers natural ventilation.

GARDENS:

Lock-block drive-in offering ample car parking for two cars. Pathway to the fully enclosed rear garden which has been landscaped with a large dark limestone patio area offering a sunny aspect for seating and furniture, lawn area. Outside lighting. Outside water tap. Wooden Shed included in sale.



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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