

Connelly Yeoman

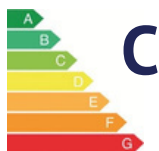


**24 TOMMY ARMOUR PLACE,
CARNOUSTIE, DD7 7TQ**

SEMI DETACHED VILLA



- Commanding a very desirable location in Carnoustie with balcony giving views onto the 9th hole of Carnoustie Links Golf Course
- A superior semi detached villa offering spacious accommodation, presented in excellent order
- Gas central heating and double glazing • Easy to maintain garden with sunny patio & Summerhouse
- Large mono-block driveway leading to a divided garage with office & storage area



OFFERS OVER
£295,000

Property Description

Set within a quiet cul-de-sac this SEMI DETACHED VILLA enjoys one of the most desirable areas of Carnoustie, overlooking the 9th hole of Carnoustie Links Golf Course and beyond. Located close to all local amenities and services including local shops, cafes, popular restaurants, primary and secondary schools as well as the nearby A92 for easy access to many Angus towns, Dundee, Perth and beyond. Immaculately presented this family home offers spacious rooms and is decorated in modern neutral tones with a gas central heating and double glazing. Comprising of an open plan lounge with dining area giving access into the sunny garden with golf course beyond, a modern well equipped fitted kitchen, and a downstairs shower room. On the upper floor there is a well appointed master bedroom with en-suite shower room and impressive balcony with outstanding views across the world renowned Carnoustie Links Golf Course, 3 further double bedrooms, and a family bathroom. Outside to the front is a large mono-block driveway providing ample parking for several vehicles with access into the garage. To the rear is an enclosed secluded and neatly laid out garden with stone chips, a sunny patio with a summerhouse, and the garden is bordered by established bushes and shrubs.

ACCOMMODATION:

Vestibule, hallway, open plan lounge with dining area, kitchen, shower room, master bedroom with en-suite, 3 double bedrooms and a family bathroom.

HALLWAY:

Entry is into a vestibule with a glass panelled door that leads into the hallway. The hallway has a storage cupboard which houses the electric fuse box and a staircase leading to the upper floor. With wood effect flooring and a radiator.

LOUNGE / DINING AREA:

Approx. 28'6 x 17'8. A glass panelled door leads from the hallway into this delightful open plan lounge with dining area. A rear facing window looks into the garden and towards the golf course beyond. Patio doors from the dining area lead out into the rear garden. 2 CH Radiators.

KITCHEN:

Approx. 14'10 x 14'9. A front facing kitchen with a door leading out to the side of the property. Fitted with base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an integrated double oven with an induction hob and glass and stainless steel extractor hood above, integrated fridge freezer, slim line dishwasher, washing machine and a tumble dryer. CH Radiator.

SHOWER ROOM:

Approx. 8'8 x 6'8. Finished in modern wet wall, with Parador ceilings, spot lights, extractor fan, heated towel rail, and mirror with light. There is a vanity unit incorporating the wash hand basin and WC. A corner shower cubicle houses an electric shower.

UPPER HALLWAY:

The staircase with wooden balustrade leads up to the upper floor with an access hatch into the attic.

MASTER BEDROOM:

Approx. 12'7 x 17'8. The feature of this home is this spacious master bedroom with wooden and glass balustrade with an outstanding view which overlooks Carnoustie Golf Course. There are triple shelved and hanging wardrobes with a central mirrored door, a radiator and access to the ensuite.

EN-SUITE:

Approx. 10'6 x 4'6. A vanity unit incorporates the wash hand basin and WC and a corner shower cubicle houses a power shower with hand held deluge attachment. Finished with modern tiling and wet wall to the shower area, parador ceilings with spotlights. There is an extractor fan, tiled effect flooring and a heated towel rail.



BEDROOM 2:

Approx. 12'10 x 13'2. A rear facing double bedroom with stunning views across Carnoustie Links Golf Course. With a double shelved and hanging wardrobe with a sliding and a mirrored door and a radiator.

BEDROOM 3:

Approx. 12'10 x 13'2. A front facing bedroom with double shelved and hanging wardrobe with a sliding and mirrored door and a radiator.

BEDROOM 4:

Approx. 13'6 x 12'. With a front facing window, a fourth good sized double bedroom with a radiator.

BATHROOM:

Approx. 9'10 x 6'6. There is a double ended bath with a power shower over with hand held and deluge attachments. A vanity unit incorporating the wash hand basin and WC, parador ceiling with spotlights and an extractor fan. There is a mirror with light and tiled effect flooring and a heated towel rail.

GARAGE OFFICE AREA:

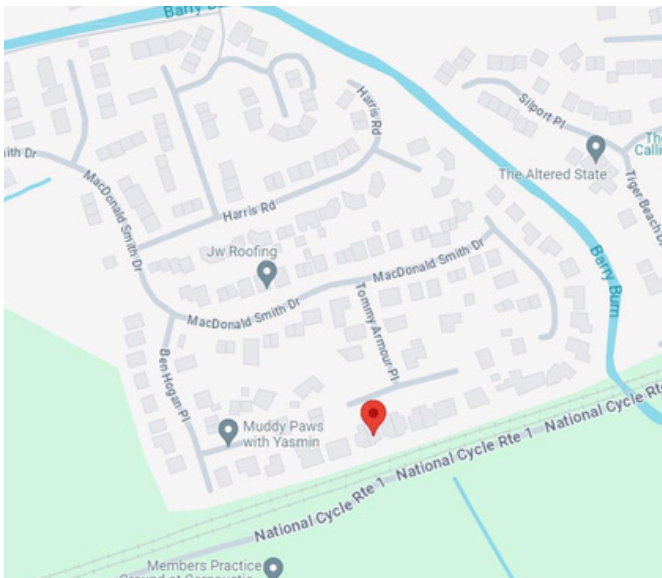
Approx. 13'4 x 20'9. Through a side door you enter into an office or family area. There are power points and lighting and the gas central heating boiler is housed here.

GARAGE STORAGE AREA:

Approx. 13'8 x 8'2. This part of the garage retains the up and over door and would provide additional storage for bikes or golf equipment etc. The large lock block driveway provides parking for several vehicles and leads to the garage.



Property Professionals



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