

# Connelly Yeoman



67 HIGH STREET, CARNOUSTIE, DD7 6AD

TRADITIONAL APARTMENT



## Key Features

- Traditional apartment with original features.
- Gas Central Heating and Double Glazing.
- Right in the heart of the bustling Angus town of Carnoustie.



OFFERS OVER  
**£125,000**

# Property Description

Connelly and Yeoman are pleased to bring to the market this unusual TRADITIONAL APARTMENT which has retained many of its original features and is ideally situated right in the heart of the desirable Angus town of Carnoustie, close to all amenities on offer including world renowned Carnoustie Links Golf Course and award winning beach. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and a double garage. The apartment comprises of an entrance hallway with utility cupboard, lounge, kitchen, bathroom and two good sized bedrooms. Early viewing of property would be highly recommended.

## ACCOMMODATION:

Entrance hallway, utility cupboard, lounge, dining kitchen, 2 bedrooms and bathroom.

## ENTRANCE HALLWAY:

Entry is into a hallway which has a large walk in shelved storage cupboard with light. Here there is access into the loft and a glass skylight.

## UTILITY CUPBOARD:

Approx. 7'2 x 4'2. Which houses the gas central heating boiler and has a rear facing window and light.

## LOUNGE:

Approx. 14'5 x 17'2. The lounge has a front facing window and has a feature fireplaces and hearth with a wooden fire surround incorporating a gas fire. There is ornate cornicing, a ceiling rose, deep skirtings and a radiator.

## KITCHEN:

Approx. 18' x 18'5. A large dining kitchen with rear facing window. The kitchen area is fitted with base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an electric oven, gas hob with extractor above, and integrated fridge freezer and an automatic washing machine which are included in the sale. A shelved cupboard houses the gas meter, wooden ceiling and a radiator. There is ample room for a dining table and chairs.



**BEDROOM 1:**

Approx. 9'6 x 11'4. A good sized double bedroom overlooking the front of the property with ornate cornicing and a radiator.

**BEDROOM 2:**

Approx. 10'5 x 16'7. With modern bedroom fitments incorporating shelved and hanging space. Ample room for a bed with bedside cabinets and power points. A wall mounted tv, cornicing and a radiator.

**BATHROOM:**

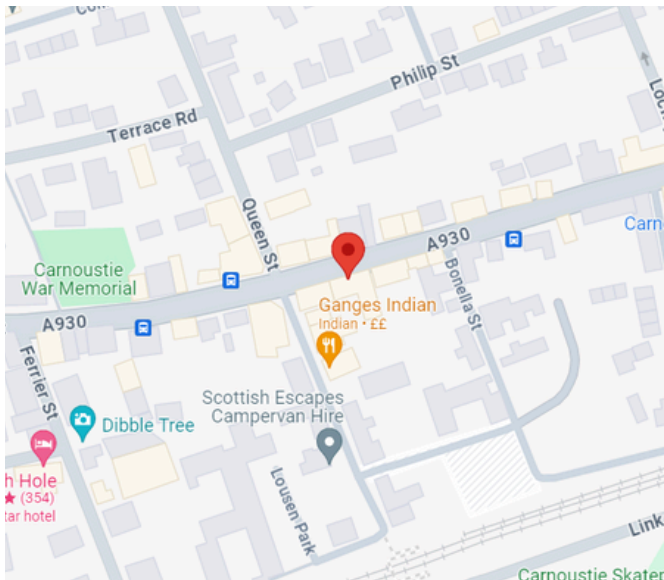
Approx. 11'8 X 12'4. A super large bathroom with a rear facing window providing light and natural ventilation. Tiled and finished with modern wet wall with a wash hand basin, WC, bath and separate shower cubicle housing a power shower. There is parador ceiling with spotlights, bathroom fitments and a mirror with light.

**OUTSIDE:**

There is a double garage with a right of way and access which belongs to the flat behind which is an mutual area shared with the neighbouring flat.



# 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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Yeoman**

**tspc**

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