

Connelly Yeoman



25 YEAMAN STREET, CAROUSTIE, DD7 7AU

SEMI DETACHED COTTAGE



Key Features

- Set within a quiet residential area close to the town centre and all amenities.
- A delightful semi-detached cottage with beautiful enclosed garden.
 - Gas Central Heating and Double Glazing.
- Off street park, outhouses, sunny deck, large summerhouse & shed



OFFERS OVER

£190,000

Property Description

This charming SEMI DETACHED COTTAGE is set within a popular residential area of Carnoustie and is conveniently located close to a variety of local services which include independent and nation retailers, primary and secondary schools, sports centre, world renowned Carnoustie links golf course and stunning beaches. There is a train station in Carnoustie and easy access on to the A92 providing convenient commuting to Dundee, Aberdeen, Perth and all Angus towns and villages. This charming cottage has the benefit of gas central heating and double glazing and comprises of a hallway, lounge, kitchen, 3 bedrooms and a shower room. There is off street park, useful outhouses, and an impressive enclosed garden with sunny deck area, a large summerhouse, with power and light, and wooden shed.

ACCOMMODATION:

Hallway, lounge, kitchen, 3 bedrooms and a family shower room.

LOUNGE:

Approx. 14'6 x 19'6. Access to the property brings you into a large, bright and welcoming lounge with a window overlooking the garden and a patio door leading out into the rear garden and on to a raised deck. There is wood effect flooring, a sky light adds extra light and a radiator. A glass panelled door with side panels leads into an inner hallway which also has a radiator.

KITCHEN:

Approx. 14'2 x 9'2. The kitchen looks onto the rear garden and has base and wall units with work surfaces incorporating a sink and mixer tap. There is a Belling range style cooker with 5 burner gas hob, double oven and extractor hood above. Space for an automatic washing machine, a tumble dryer and space for a fridge freezer. There is Parador ceilings and spotlights. There is also planning in place to extend the kitchen if desired.

SHOWER ROOM:

Approx. 6'6 x 7'5. Side facing with a window allowing for natural light and ventilation. Comprising of a wash hand basin, WC and shower finished with modern wet wall and tiling. With Parador ceilings, spotlights, bathroom fitments and a radiator.



BEDROOM 1:

Approx. 11'7 x 19'3'. A rear facing double bedroom overlooking the garden with ample room for furnishings and a radiator.

BEDROOM 2:

Approx. 13'6 X 18'8. This bedroom could be equally utilised as lounge as it has a feature fireplace with wooden surround and hearth with tiled effect inlay, a radiator and front facing window.

BEDROOM 3:

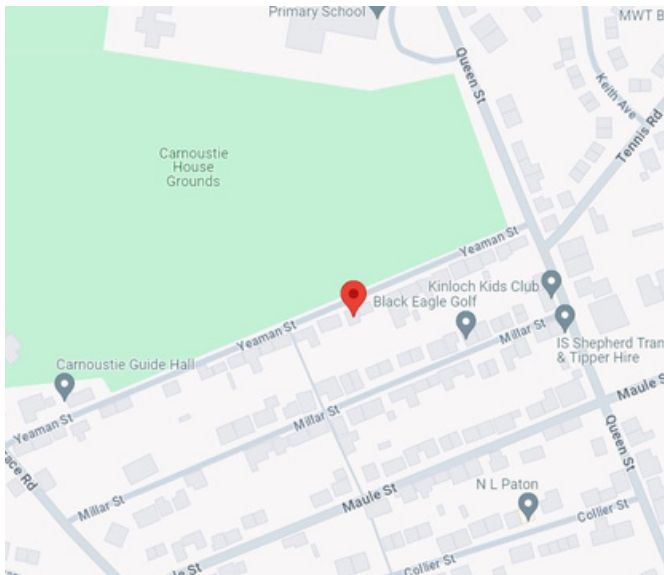
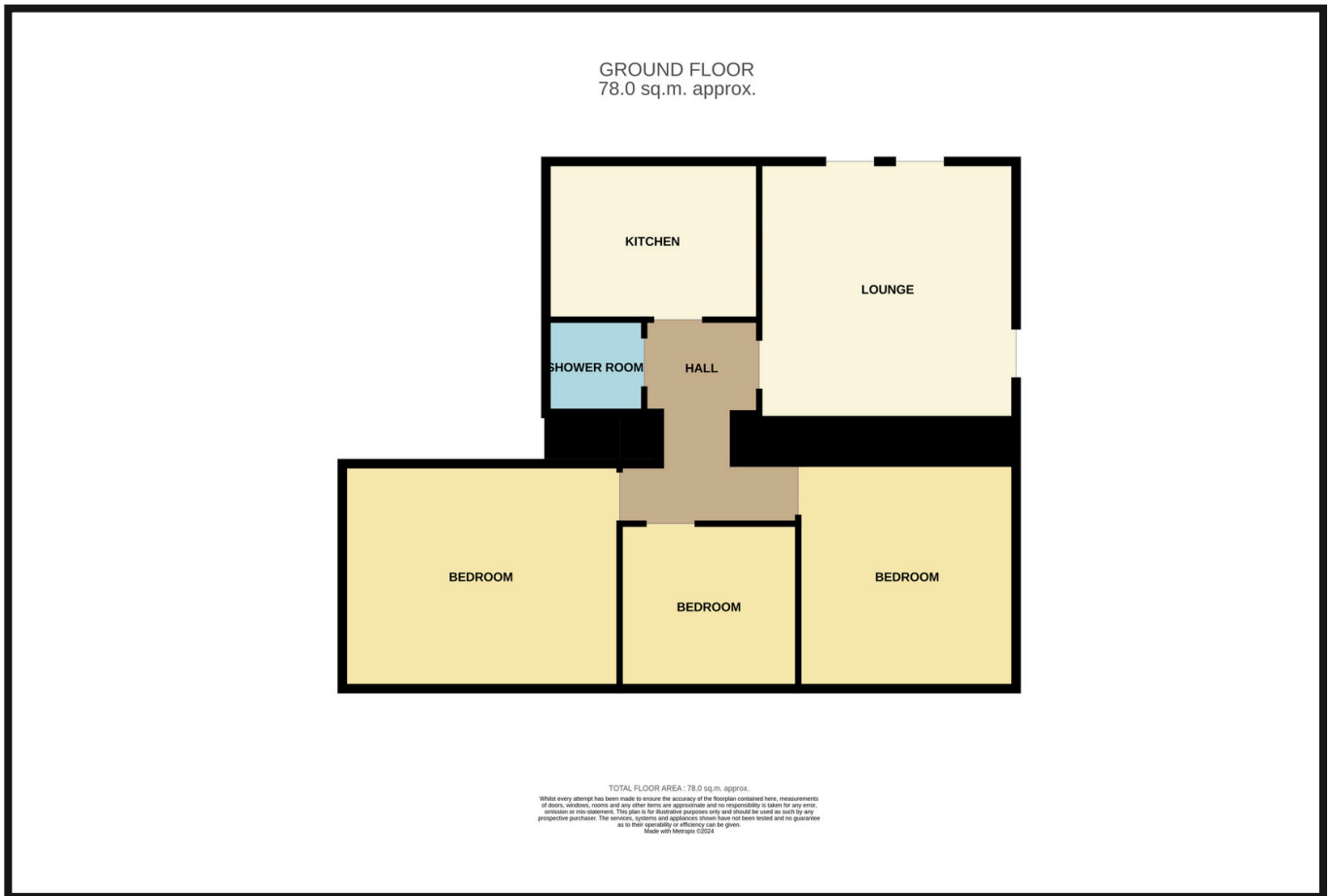
Approx. 9'6 x 13'10. With front facing window and a radiator.

OUTSIDE:

The garden is mature and fully enclosed. It has been neatly laid out with areas of decking, slabbing and chips all bordered by mature shrubs. There is a lovely summerhouse with doors leading out onto a patio seating area and has power and light. There are also 3 other outhouses, and a wooden shed.



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.

**Connelly
Yeoman**

tspc

Connect with us

