

Connelly Yeoman



40 HIGH STREET, CARNOUSTIE, DD7 6AH

TOP FLOOR MASONETTE



Key Features

- Top floor masonette with flexible accommodation and many original features
- With stunning coastal view and close to the town centre.
 - Gas Central Heating and Double Glazing.
 - Mutual Drying Green with private outhouse



OFFERS OVER
£95,000

Property Description

Offering flexible accommodation and many original features this TOP FLOOR MASONETTE is ideally situated within a desirable residential and provides generously proportioned accommodation on two level. The property enjoys stunning views over the rooftops and coastline towards Fife and the benefit of gas central heating, double glazing and ample storage and comprises of a spacious lounge with bay window, kitchen, 4 bedrooms and a bathroom. Outside there is accessed to a private outhouse and a mutual drying area.

HOME REPORT VALUATION £100,000

ACCOMMODATION:

Large hallway, lounge, 4 bedrooms, kitchen and bathroom.

ENTRANCE HALLWAY:

Entry is into a large hallway with a side facing window. There is a shelved airing cupboard which houses the gas central heating boiler, a second walk in shelved cupboard and a third with shelves and hanging space. An original wooden staircase leads to the upper floor and has an understairs cupboard. Original features are in abundance with cornicing and deep skirtings. A glass panelled door leads into an inner hallway.

LOUNGE:

Approx. 15'4 x 19'4. The lounge is front facing and has a bay window with stunning views over the rooftops towards the east coast and beyond. There is a feature fireplace with a cast iron and tiled inlay with a wooden surround, ornated cornicing, deep skirting and a radiator.

KITCHEN:

Approx. 14'5 x 19'. The kitchen faces to the side of the property with a range of base and wall units and work surfaces incorporating a sink, plumb space for an automatic washing machine, an electric oven and gas hob and ample space for a dining table and chairs.

BEDROOM 1:

Approx. 9'5 x 17'9. One wall has a range of shelved, hanging and overhead storage and a radiator.

BEDROOM 2:

Approx. 13'2 x 16'3. Front facing with the view over the rooftops towards the coastline. There is deep skirting, cornicing, a ceiling rose and radiator.



BATHROOM:

Approx. 5'4 x 13'. There is a bath with an electric shower over, a wash hand basin and WC. The bathroom is tiled with pine lining and a tiled floor.

UPPER LANDING:

The staircase leads to the upper floor with access into the eaves for storage and a rear facing velux window.

BEDROOM 3:

Approx. 11'9 x 8'4. A front facing room with skylight window and a radiator.

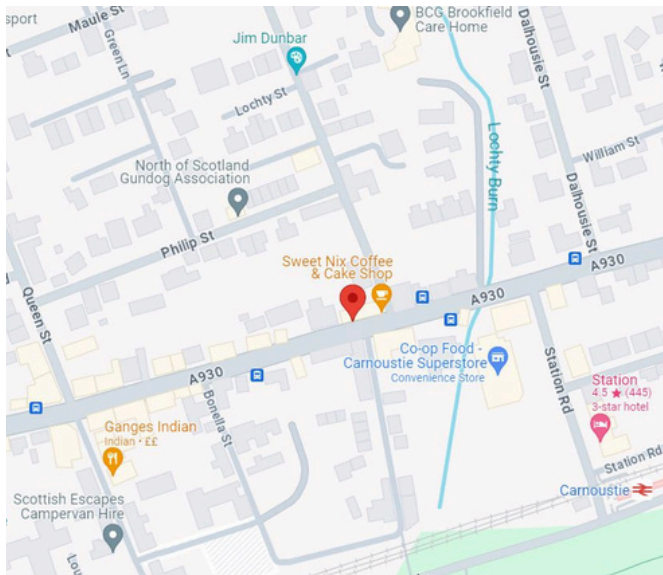
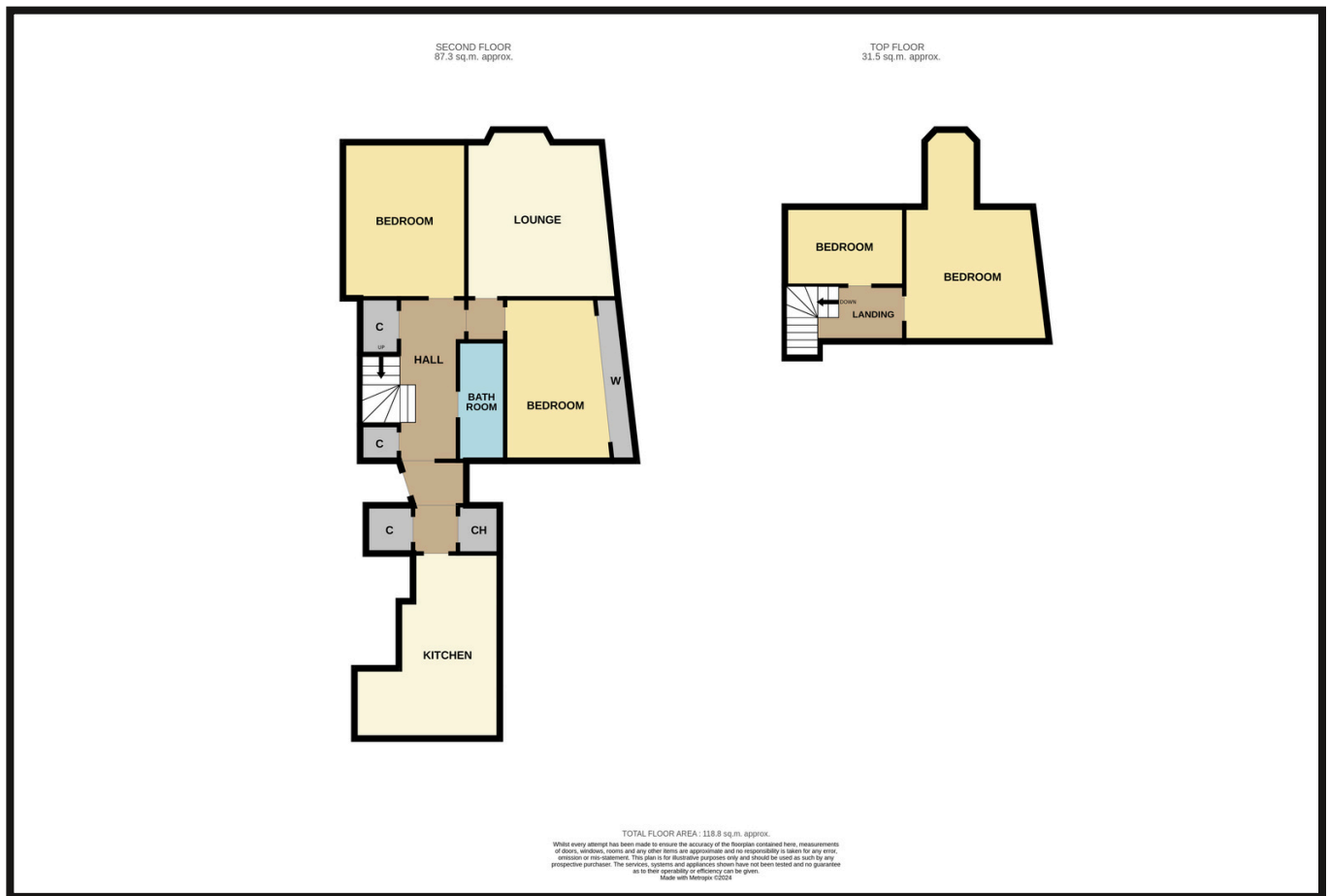
BEDROOM 4:

Approx. 16'9 x 24'9. With a stunning bay window with panoramic views over the rooftops to the coastline and Fife beyond. With ample room for furnishings and a radiator.

OUTSIDE: There is access to a mutual garden and a private outhouse for storage.



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



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA