

# Connelly Yeoman

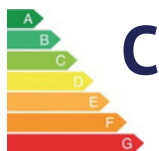


**10 DALHOUSIE COURT, LINKS PARADE  
CARNOUSTIE DD7 7JD**

**FIRST FLOOR  
APARTMENT**



- Forming part of the prestigious Dalhousie Court development of similar luxury Apartments
- A spacious well appointed Apartment located on the edge of Carnoustie Golf Links and seafront
  - Decorated in modern neutral colours, Electric Central Heating and Double Glazing
  - Security Entry System, Lift access, designated Parking space, Private Storage locker



OFFERS OVER  
**£175,000**

# Property Description

This well appointed FIRST FLOOR APARTMENT forms part of the prestigious Dalhousie Court complex which occupies a front-line location on Links Parade, Carnoustie, offering unrivalled access to the world famous Carnoustie Golf Links, and the beautiful seafront promenade and beach areas offering lovely coastal walkways and various leisure pursuits. The coastal town of Carnoustie is served by various amenities and services, including a variety of local and national shops, cafes and restaurants, Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Course, well patronised Carnoustie Golf Hotel and Golf Links House with The Rookery restaurant. The town is served by the main east coast railway station which is located within easy walking distance of the Apartment, and there are also good bus service routes for travel into Dundee or further afield. The main A92 dual carriageway, which gives access to both Dundee and Aberdeen, is located within easy reach. On entering the Apartment, there is a welcoming Hallway leading to the Bedrooms (Master Bedroom with En Suite Shower Room), main Bathroom and then into the spacious Lounge which has a feature balcony offering lovely views towards the seafront, golf links and beyond. The Kitchen is well appointed, with the integrated kitchen appliances all included in the sale. Located to the side of the building is a designated private car parking space and there is additional guest car parking spaces. There is also a secure storage locker, ideal for golf clubs, and there are communal garden areas all neatly laid out.

Overall, this attractive Apartment offers well appointed accommodation, ideally located in a convenient area, and may be of interest to the working professionals or perhaps as a retirement buy, with early viewing to be recommended to avoid disappointment.

## ACCOMMODATION:

**ENTRANCE HALLWAY, BATHROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, LOUNGE & KITCHEN**

## ENTRANCE HALLWAY:

Security entry phone system in operation. The welcoming hallway has access into the main Bathroom, Bedrooms and Lounge. The heating system is an Electric Wet Heating System with radiators. Built-in storage cupboard housing the Electric Heating system and fuse box. There is a Radiator in the hallway.

## BATHROOM:

Approx. 7'7 x 8'6. Comprising a three piece white bathroom suite, with the bath having an over the bath shower. Glazed shower screen. Attractive wall tiling. The vanity area has the WC and wash-hand basin, with a wall mirror and lighting. Bathroom fitments. Radiator. Extractor fan. Inset ceiling spotlights.

## BEDROOM 2:

Approx. 11'6 x 12'4. Spacious bedroom with a rear-facing window. Built-in double wardrobe with shelving and hanging space and sliding mirror front doors. Radiator.

## BEDROOM 3:

Approx. 9'3 x 12'3. Another good-sized bedroom, with a rear-facing window. Radiator.

## MASTER BEDROOM:

Approx. 12'3 x 12'3. Spacious master bedroom with a rear-facing window. Built-in double wardrobe with shelving and hanging space and sliding mirror doors. Radiator. Access into the En Suite Shower Room.

## EN SUITE SHOWER ROOM:

Approx. 8'6 x 6'6. Comprising WC and wash-hand basin at the vanity area with wall mirror and spotlights above, separate shower cubicle with glass door and wet wall finish. Bathroom fitments. Inset ceiling spotlights. Extractor fan.



**LOUNGE:**

Approx. 10'2 x 20'. A bright and spacious Lounge which allows for ample space for furniture settings, with feature patio doors leading out onto the lovely balcony which overlooks the sea, towards the Golf course and the Carnoustie Golf Hotel. The balcony has a glass balustrade. In the lounge there are two Radiators. From the lounge there is a sliding "pocket / hidden" door leading into the Kitchen.

**KITCHEN:**

Approx. 9'8 x 10'2. The kitchen is fitted with a range of base and wall mounted units, and worktop surfaces incorporating a stainless steel sink with mixer tap. **Built-in stainless steel Electric Oven, Hob with extractor above, kitchen appliances are to be included in the sale (no warranties given). Plumbing and space for a Dishwasher and space for an Automatic Washer/Dryer (to be included in the sale). Integrated Fridge and Freezer.**

**OUTSIDE:**

Located to the rear of the building is a designated private car parking space and there is additional guest car parking spaces.

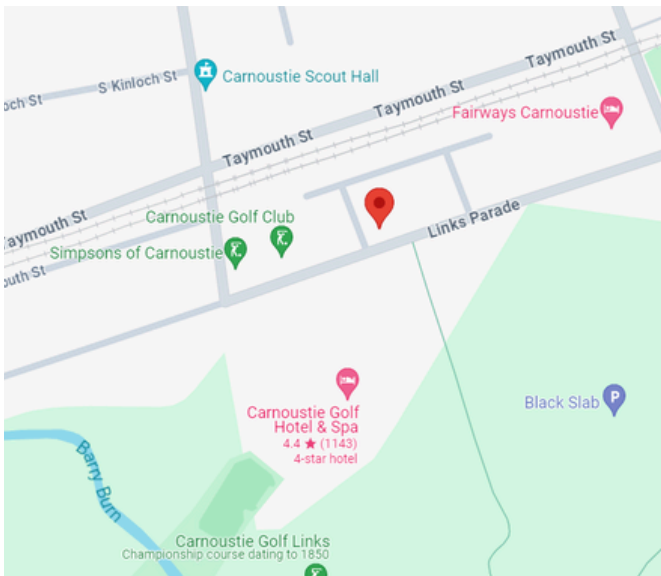
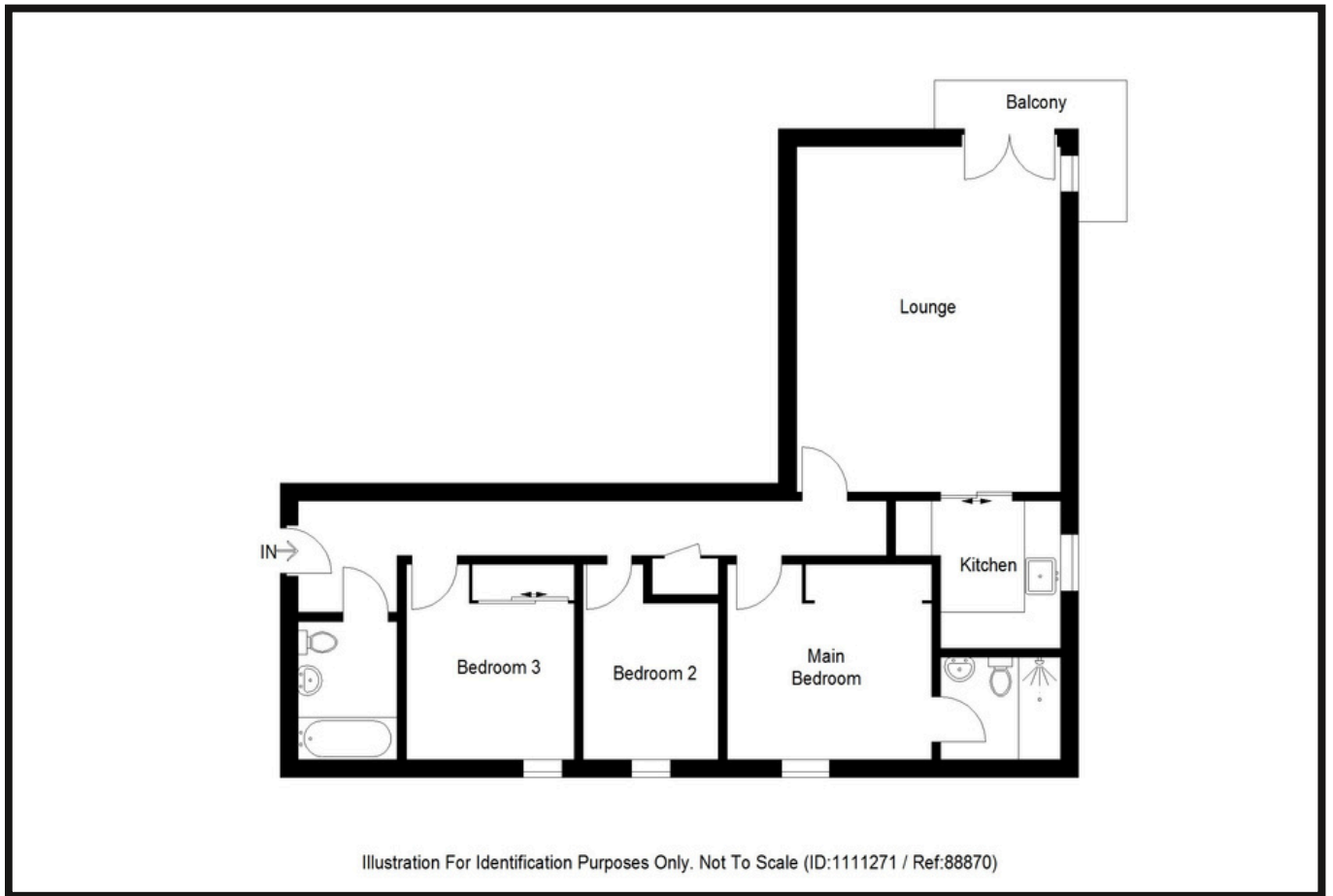
Secure storage locker, ideal for golf clubs.

Communal garden areas all neatly laid out.

**A Factoring charge applies.**



# 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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