

# Connelly Yeoman



60 BARRY ROAD, CARNOUSTIE, DD7 7QW

DETACHED COTTAGE



## Key Features

- Attractive one bedroom detached cottage.
- Within a popular residential area close to the town centre.
  - Gas Central Heating and Double Glazing.
- Large easy to maintain rear garden with driveway giving access into the garden



OFFERS OVER

**£125,000**



# Property Description

This attractively presented one bedroom DETACHED COTTAGE is set in a popular residential area of Carnoustie and is conveniently located close to many local services to include shops, railway station, Carnoustie Golf Links, and the A92 giving easy access to Dundee and surrounding Angus towns. The property has the benefit of gas central heating and double glazing and comprises of a Lounge, Kitchen/Diner with sun room area, Shower Room and Double Bedroom. Outside is a large, easy to maintain garden with a patio seating area with outhouse. Wrought iron gates lead to a driveway providing parking for several cars.

## ACCOMMODATION:

Lounge, Kitchen / Diner, Sun room area, Shower Room and a Double Bedroom

## ENTRANCE HALLWAY:

Entry is via a double-glazed door into the hallway with wall lights, laminate flooring and a radiator. A glass panel door then leads into the Lounge.

## LOUNGE:

Approx. 9'10' x 17'2'. Front facing window. Feature stone fireplace with wooden hearth incorporating an electric fire. Beamed ceiling with a laminate floor. Radiator. Glass panel door then leads into the Kitchen.

## KITCHEN / DINER:

Approx. 9'2' x 19'5'. Kitchen fitted with base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Appliances. Beams to the ceiling. Open to sun area with patio doors and glass roof leading out into the garden. Rear facing window. Shelved storage cupboard and two radiators. Access into a rear hallway with storage facilities and housing the gas central heating boiler. Access into the Shower Room.





**SHOWER ROOM:**

Approx. 8'4' x 5'3'. Rear facing window. Electric shower. Vanity unit incorporating wash hand basin. WC. Parador ceiling. Radiator.

**BEDROOM:**

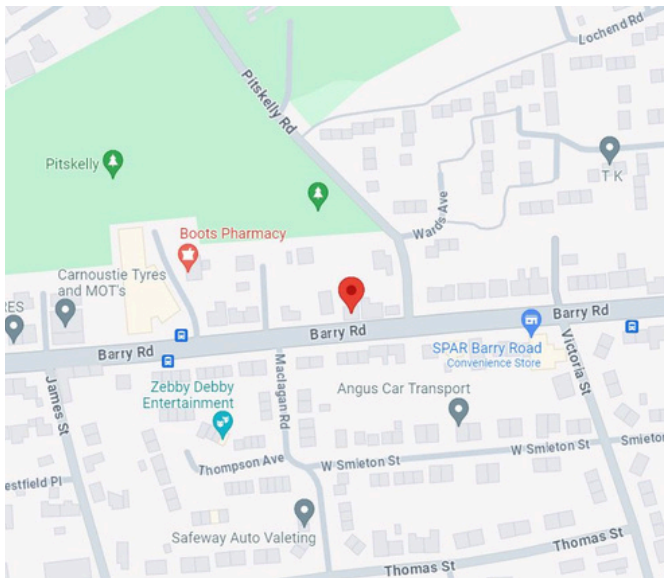
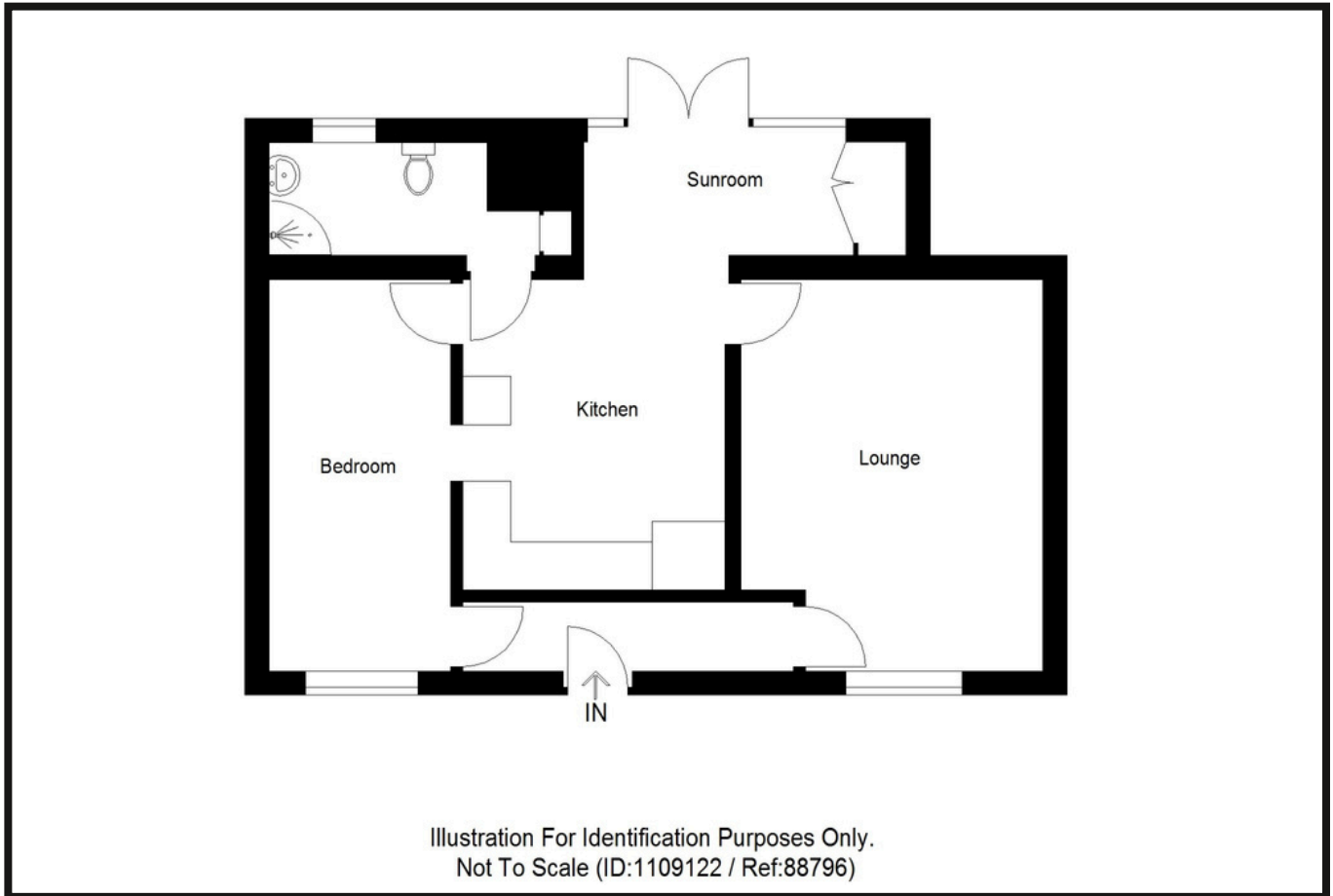
Approx. 9'6' x 16'. Front facing window. Large double bedroom with a beamed ceiling. Radiator.

**GARDEN:**

Large garden to the rear, easily maintained. Drying area with a whirligig. Patio seating area with an outhouse. Established shrubs. Large wrought iron gates lead to a driveway offering parking for a couple of cars. Gate to the side of the property.



# 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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