

Connelly Yeoman



41 THE MALTINGS, CARNOUSTIE, DD7 7LF

1ST FLOOR APARTMENT



Key Features

- Spacious first floor flat with Balcony overlooking Carnoustie Golf course.
- Close to Carnoustie town centre.
- Lift and security entry system.
- Allocated residents parking space.



OFFERS OVER
£180,000

Property Description

This is a superb, FIRST FLOOR APARTMENT & BALCONY which forms part of a contemporary style development. It has stunning panoramic views over the acclaimed Carnoustie Links Championship Golf Course and is a favourite seaside holiday destination. Carnoustie offers a range of local amenities including primary and secondary schools, shops, bars and restaurants. This stunning property is all on one level and is in move in condition offering stylish and spacious modern living. The property enjoys the benefit of Gas Central Heating, Double Glazing, Lift and Security Entrance System. It has an allocated residents parking space and visitor parking is available.

ACCOMMODATION:

ENTRANCE HALLWAY, OPEN PLAN LOUNGE/DINING/KITCHEN, MASTER BEDROOM ENSUITE, 2ND DOUBLE BEDROOM AND FAMILY BATHROOM.

ENTRANCE HALLWAY:

Entry is via a security entry system into a welcoming, central hallway from which all the rooms lead off. There is a large storage cupboard which houses the electric fuse box and security entry video system.

LOUNGE/DINING KITCHEN:

Approx. 26'2 x 26'6. The lounge area is very spacious with ample room for furnishings. A patio doors takes you out onto a very secluded and sheltered balcony with view across Carnoustie Golf Course. There are spotlights to the ceiling and a radiator.

Flowing into a large dining area which again has patio doors leading out onto the balcony which has a glass and stainless steel balustrade.

The kitchen is fitted with base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap, an electric oven with gas hob and extractor above, integrated fridge freezer, slim line dishwasher and automatic washing machine.

FAMILY BATHROOM:

Approx. 9'8 x 7'7. A modern bathroom with wash hand basin and WC. The bath is double ended with an over the bath electric shower, a vanity area with a large mirror and shaver point. There is an extractor fan, modern tiling and heated towel rail.



MASTER BEDROOM:

Approx. 14'10 x 16'6. A spacious double bedroom with double shelved and hanging wardrobes with mirrored doors. With ample power points, telephone sockets and TV points.

ENSUITE:

Approx. 9'6 x 8'8. With a wash hand basin, WC and vanity area with a large mirror and shaver point. The shower cubicle houses an electric shower and is finished off with modern tiling, a vertical radiator and tiled effect flooring.

BEDROOM 2:

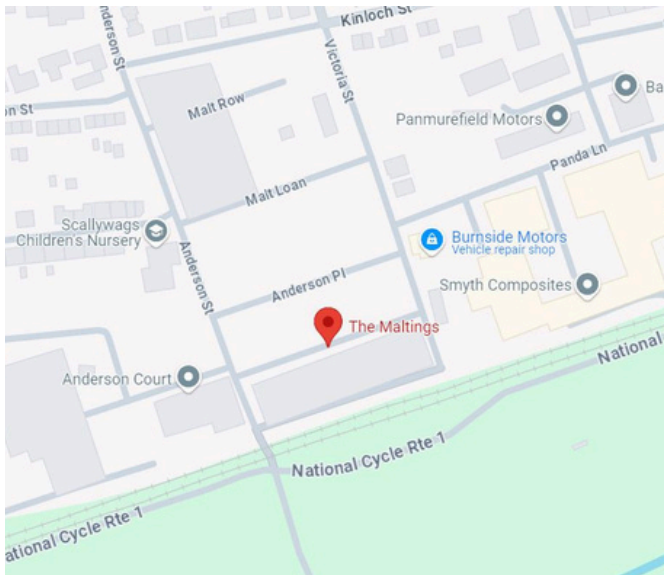
Approx. 10'3 X 13'5. The guest bedroom has a rear facing window with a double shelved and hanging wardrobe with sliding mirrored doors and a radiator.

OUTSIDE:

The apartment comes with an allocated residents parking space with visitor parking available.



Property Professionals



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