

# Connelly Yeoman

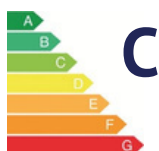


**119 NEWTON CRESCENT, CARNOUSTIE, DD7 6JD**

**SUPERIOR DETACHED  
BUNGALOW**



- Ideally located in a prime residential area yet close to central amenities and services
- An immaculately presented property offering spacious, well appointed accommodation
- Gas Fired Central Heating, Double Glazing, neutral decor complimented by modern fittings
- Large Driveway, Garage and Utility area, superb beautifully manicured gardens



OFFERS OVER  
**£340,000**

# Property Description

This modern, extremely well appointed and presented SUPERIOR DETACHED BUNGALOW must be viewed to appreciate the stylish accommodation on offer. One of only two privately built homes on the estate (circa 1990) the property is ideally located in a prime residential estate on the northern periphery of Carnoustie, within easy reach of local amenities and services that the town has to offer including a variety of local and national shops, Hotels, pubs, cafes and restaurants, the main east coast railway station serving Carnoustie, popular primary and secondary schools, Leisure Centre, Health Centre and not forgetting the internationally famous Championship Golf Links. Located within close proximity, the main dual carriageway of the A92 allows for an easy commute to both Dundee, Arbroath and all local Angus towns. This particular property has been extended over the years and now offers spacious and versatile rooms all over one level and benefits from Gas fired central heating and Double glazing. Surrounding the property there are beautifully manicured, mature and well stocked garden areas, all very neatly laid out and presented. There is a large gravel driveway to the front of the property offering ample off-street car parking for 4/5 vehicles and leading to the attached single Garage. Overall, this beautifully presented property would suit a variety of purchasers, ideal as a down-size retirement purchase or equally for a young, growing family, and early view is highly recommended to avoid disappointment.

## ACCOMMODATION:

**ENTRANCE HALLWAY, 2 BEDROOMS, LOUNGE/BEDROOM 3, FAMILY BATHROOM, MASTER BEDROOM SUITE WITH FITTED WARDROBES AND EN SUITE SHOWER ROOM, OPEN PLAN KITCHEN & DINING AREA, LOUNGE AREA WITH FRENCH DOORS OUT TO THE REAR GARDEN.**

**HALLWAY:** Enter into the property via the glazed external door with matching side panels. The Hallway is bright and spacious, with white high gloss laminate flooring throughout the whole property. Ceiling cornice. Contemporary wall-mounted white CH Radiators. Large, built-in storage cupboard which houses the Worcester gas central heating boiler (the boiler and most of the radiators are relatively new having been replaced only 2 years ago). Internal replacement white doors. Contemporary replacement light switches and electrical sockets throughout the property.

**BEDROOM 1:** Approx. 11'6 x 9'10. A lovely bright and spacious bedroom, with a front-facing window. Built-in wardrobes with white sliding doors and inset lighting above. There is a lovely detail of white limed drift wood-effect wallpaper which makes for a real feature, with a sea-shore theme. CH Radiator. White high gloss wood flooring.

**BEDROOM 2:** Approx. 11'1 x 8'6. Another bright bedroom with a side-facing window. Built-in wardrobes in a white high gloss finish, with sliding doors. Ceiling cornice. Feature wall in white limed drift wood-effect wallpaper finish. CH Radiator. White high gloss wood flooring.

**LOUNGE/BEDROOM 3:** Approx. 15' x 14'2. A spacious room presently used as a bedroom, with a large, picture window overlooking the front garden. Ceiling cornice and inset downlights. Contemporary decor and fittings with a feature wallpaper wall. White high gloss wood flooring. CH Radiator.



**HALLWAY:** In the Hallway there is a large, built-in double cupboard presently used as a linen storage cupboard. There are two further large cupboards offering ample storage.

**FAMILY BATHROOM:** Approx. 14'4 x 7'5. The bathroom is extremely well presented with a three piece white suite, the WC has built-in vanity storage, there is a feature wash-hand basin with waterfall tap over and a free-standing bath tub. Large, walk-in shower/wet room area with a middle drain, wood-effect wet wall finish and a Pebble inlay floor. A contemporary wall mounted CH Radiator. Floating display shelving. Opaque glazed window. Another feature is the Bluetooth system for having your phone on and listening to music in the bathroom.

**EN SUITE SHOWER ROOM:** Approx. 7'8 (into the shower) x 3'7. Comprising WC., and wash-hand basin with built-in vanity units, further built-in storage with mirrors. Shower compartment with wet wall finish. Contemporary wall mounted radiator with built in towel rail. Opaque glazed window.

**MASTER BEDROOM SUITE:** Approx. 13'11 x 12'. A beautifully appointed master bedroom with a rear-facing window. Ample space for bedroom furnishings. One whole wall has built-in wardrobes offering excellent storage. White high gloss laminate flooring. Ceiling cornice and inset downlights. CH Radiator. Double opening door lead through into the En Suite.



**DINING & KITCHEN AREA:**

Approx. 23'9 x 19'4. This room offers modern and contemporary family living, with a beautifully appointed kitchen area with feature Island (incorporating a newly installed Dishwasher) and built-in storage below. There are base and wall mounted units in a high gloss finish, complimenting white worktops and metal edges with the island contrasting with worktop surface in black, with a sparkle finish. Built-in Induction Hob with a modern extractor hood above. Built-in Fridge drawer and Chiller drawer. Built-in Microwave Oven, built-in warming drawer and a built-in Electric Oven. Under-skirting feature lighting. There is a large rear-facing window. Open plan area with ample space for a dining table and chairs. A door leads out into the Garage which includes a Utility area (the garage can still accommodate car storage). Access hatch into the attic space which floored with power and light.

**LOUNGE AREA:**

Approx. 18'6 x 14'7. Another superb modern living area, and at both ends of this room there are feature corner windows allowing ample natural light into this area. French doors lead out into the garden. Contemporary wall mounted CH Radiator.

**UTILITY AREA & GARAGE:**

Approx. 26'6 x 8'6. Access from a door in the kitchen and the utility area forms part of the Garage, with ample space for white goods and with further storage, base units with worktop and sink. Two windows allow ample natural light. The other area of the garage widens to 10'7 and offers ample car storage for a car, with remote control up and over front garage door, power and light. An external door leads out to the rear garden.

**DRIVEWAY & GARDENS:**

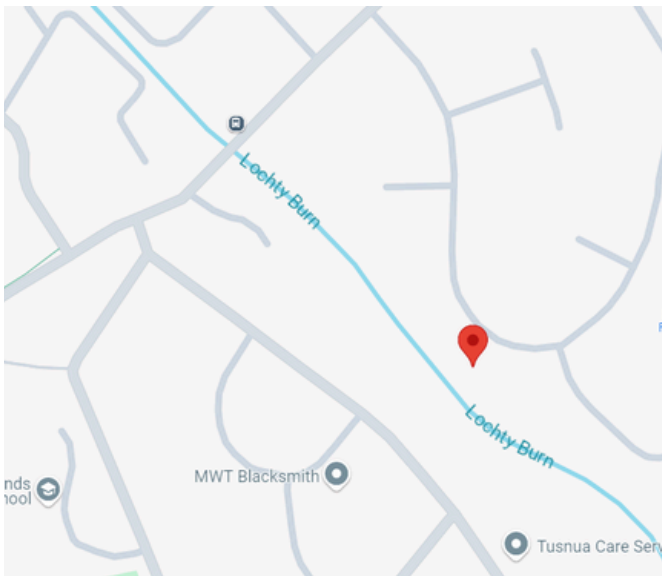
A large, gravel driveway affords ample car parking for 4/5 vehicles. The front garden is well manicured, with a neat lawn and flower borders with shrubs and bushes. A paved pathway leads down to the property and Garage. To the side of the property there is an area of paved garden with a storage Shed and a feature Bar.

The rear garden has a lovely rear patio area perfect for breakfasting in the morning. There are beautiful borders of mature shrubs, trees and bushes. Steps lead down to a lawn area, with neat hedging affording privacy and seclusion. There is another large patio and seating area and steps leading to another outside seating area. Further steps lead up to the rear French doors from the Lounge area. A large, well manicured hedge leads through to a secret garden area, right down onto the burn, all beautifully landscaped and manicured. Specimen plants and shrubs. feature posts and rope, and further seating area. Built-in secret Den and a large decking area, all exuding a tranquil escape !





# 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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