

Connelly Yeoman



8 SEABRAE, CARNOUSTIE DD7 6AY

SEMI DETACHED VILLA



- Set within a highly desirable location of Carnoustie offering stunning sea views
- A generously proportioned Villa with adaptable room usage to suit a variety of buyers
- Gas Fired Central Heating, Double Glazing, many original character feature retained
 - A delightful, south-facing mature garden, Garage and parking area



OFFERS OVER
£280,000

Property Description

This attractive, stone-built traditional-style SEMI DETACHED VILLA is ideally located within a truly sought after seafront area to the west end of Carnoustie, adjacent to Westhaven bay and almost right on the seashore overlooking the sea with breath-taking views out towards the Tay estuary and North sea beyond. The seaside town of Carnoustie is served by various amenities and services, including a variety of local and national shops, bespoke shops, well patronised pubs, Hotels, cafes and restaurants, primary and secondary schools, a Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Links which is located just a short walk along the boardwalk on the seafront. The main east coast railway station for Carnoustie is conveniently located just a short walk from this property and for vehicular access you are just minutes' drive from the A92 which gives an easy commute to Dundee, Aberdeen and all local Angus towns. The property offers spacious and adaptable rooms over two levels, benefits from Gas Fired Central Heating and has Double Glazing. Of particular note, many of the original internal features are retained including ornate ceiling cornice, picture rails and deep skirting boards. Externally, the beautiful, mature front garden is laid to mostly lawn with well stocked flower borders and a variety of shrubs, bushes and trees. A pathway leads to the bottom of the front garden where an access gate gives access to a paved area and access to a Garage. A further pathway leads from the side of the garden directly out onto Seabrae. At the rear of the property there is a small courtyard area which has a Shed and a further Outhouse. Overall, whilst requiring a degree of modernisation and suitable remodelling or upgrading, the property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE/PORCH, HALLWAY, LOUNGE, STUDY/SNUG/BEDROOM, KITCHEN & UTILITY AREA, SHOWER ROOM, DINING ROOM; MEZZANINE LEVEL:- BATHROOM; UPPER FLOOR:- MASTER BEDROOM & 2 FURTHER BEDROOMS.

ENTRANCE PORCH/VESTIBULE: Enter through a double glazed front entrance door with glazed side panel windows into the entrance porch which has wood lined walls and a tiled floor. Internal door through into the Hallway area.

HALLWAY: A welcoming Hallway with staircase leading to the upper floor accommodation. Built-in under-stair storage cupboard. Wood effect flooring. CH Radiator. Access from the hallway into the Lounge and a further door leads from the hallway into the Kitchen to the rear.

LOUNGE: Approx. 28' (into the bay window) x 12'5. This is a lovely bright and spacious public room, with a large bay window overlooking the front garden and out towards the sea. Wood panels feature at the bay window. Ornate ceiling cornice, centre rose, picture rail and deep skirting boards. Two CH Radiators. Door off the Lounge through into the Study/Bedroom or Snug

STUDY/BEDROOM 3: Approx. 11'1 x 4'7. A bright ground floor room, presently used as a bedroom (adaptable use) with a front-facing window. Corniced ceiling. CH Radiator.

KITCHEN: Approx. 10'5 x 9'10. A well proportioned kitchen which is fitted with base and wall mounted units and worktop surfaces. Stainless steel sink and drainer top. Tiled splashbacks and some of the walls are wood lined. There is a built-in Gas Hob and Electric Oven below. Plumbing and space for automatic washing machine and space for a fridge/freezer. Large, built-in larder cupboard. Double glazed window overlooking the rear courtyard. Wood effect flooring. CH Radiator.

UTILITY AREA: Approx. 4'2 x 2'7 with space for automatic washing machine and tumble dryer. Tiled walls. Small double glazed rear-facing window.

SHOWER ROOM: Approx. 7'6 x 4'2. Comprising a two piece coloured suite, large walk-in shower cubicle with wet wall panel finish and wall tiling. Tiled floor. Parador style lined ceiling. Ceiling downlights. Rear-facing opaque glazed window.

DINING ROOM: Approx. 6'9 x 7'4 with a rear-facing window overlooking the rear courtyard. A double glazed external door leads out to the rear of the property.



MEZZANINE LEVEL: On the mid-landing area there is a full-length window which allows ample natural light to filter through. The main Bathroom is located here.

BATHROOM: Approx. 6'7 X 7'7. A bright and spacious main bathroom with a large sky roof window which allows lots of light into the room. There is a three piece white bathroom suite with a shower over the bath and folding shower screen. Wall tiling at the bath and wash-hand basin area. The ceiling is wood lined with inset downlights. Bathroom cabinet. CH Radiator.

FIRST FLOOR LANDING AREA with access hatch and loft ladder into the attic space.

MASTER BEDROOM 1: Approx. 20'10 (into the bay window) x 11'7. This is a superb, generously proportioned main bedroom with absolutely superb breath-taking views over the seafront and out towards the sea and beyond. There is a suite of built-in fitted wardrobes offering excellent storage with bedroom side cabinets and overhead storage. Ceiling cornice. Large CH Radiator.

BEDROOM 2: Approx. 10'7 x 10'. An excellent, spacious bedroom with a rear-facing window. Built-in wardrobes and drawers offer ample storage. Ceiling cornice. CH Radiator.

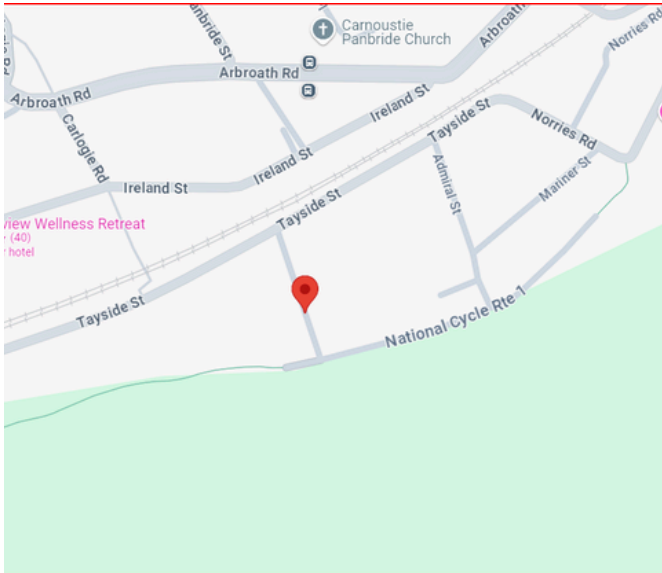
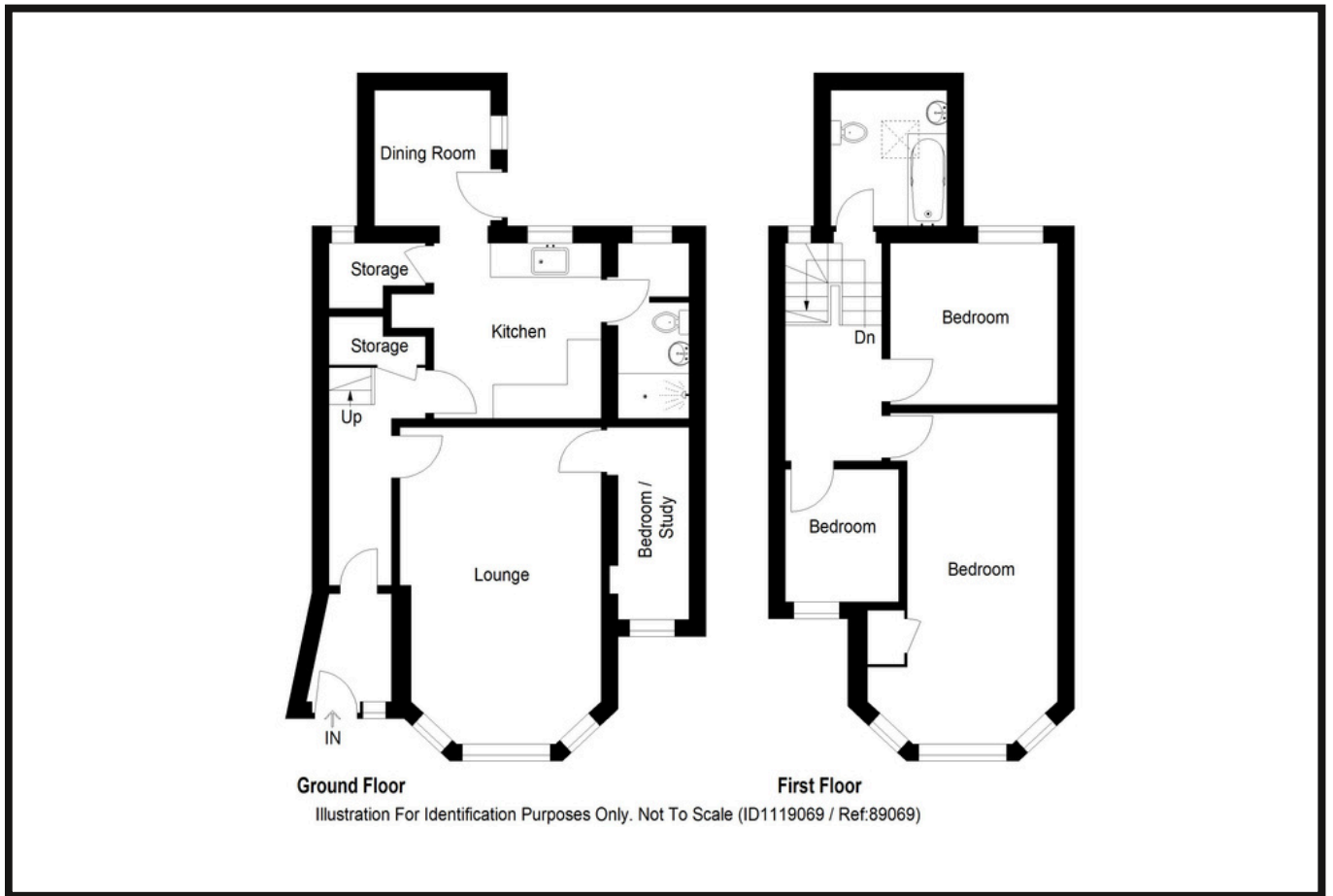
BEDROOM 3: Approx. 8' x 6'6. A lovely bright bedroom with a front-facing window offering super views over to the sea. Ceiling cornice. CH Radiator.

EXTERNALLY: The property has a truly delightful, mature front garden mostly laid to lawn with well stocked flower borders, shrubs and trees. A side pathway gives pedestrian access out towards Seabrae. A pathway to the front leads down to the bottom of the garden, with access gate out onto a paved area and access to the Garage.

There is a rear courtyard area with a Shed and further Outhouse.



Property Professionals



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