



**2 PANBRIDE VIEW, CARNOUSTIE, DD7 6JG
OFFERS OVER £290,000**



HOME REPORT VALUATION £292,000

EPC RATING

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This immaculately presented four bed detached villa is situated within a quiet cul-de-sac in the popular coastal town of Carnoustie. The property is within walking distance of both Primary and Secondary Schools, and the main bus route providing commuting links to Dundee and Arbroath. Carnoustie is a bustling town ideal for families and is renowned for the Golf Links and seaside walks. The town also benefits from a Leisure Centre, grocery stores and train station.

The property opens to a vestibule laid with laminate flooring which continues through to the spacious hallway. The Georgian style doors throughout the ground floor allow for the natural light to flow through each room and offer spaciousness. Both the lounge and family room are located to the front of the property and enjoy the ample light flooding through from the South facing windows. The open plan kitchen with dining area is an ideal space for entertaining with sliding patio doors opening to the rear garden. The kitchen is fitted with wall and base units and integrated fridge/freezer, oven and gas hob. The room is finished with downlights and tiled flooring. The utility room also includes wall and base units, and includes a dishwasher and washing machine. In addition, there is a door providing access to the rear garden. On the ground floor there is also a large storage cupboard under there stairs and a w.c with tiled flooring, radiator and white pedestal wash hand basin.

The carpeted staircase leads to the first-floor accommodation providing access to the four double bedrooms and family bathroom. The primary bedroom is located to the front of the property and benefits from a large window providing natural light, triple wardrobe with mirror sliding doors, carpet flooring and an en-suite. The en-suite is fitted with a large shower cubicle, white wash hand basin and w.c. The room is finished with tiled flooring and partially tiled walls, radiator and frosted window. The further three double bedrooms have carpet flooring, with two of the bedrooms benefitting from double wardrobes with mirror sliding doors. The fourth bedroom includes a good size cupboard. The first floor landing has a storage cupboard and attic hatch providing access to the roof space.

The family bathroom is a good size and is fitted with a bath with overhead shower, white sink and w.c. The room benefits from a combination vanity unit, radiator, tiled flooring, partially tiled walls and frosted window.

Outside there is a large monobloc driveway providing ample off-street parking and a maintained garden to the rear and side of the property with lawn and patio. The garden shed is included within the sale.

This is a fantastic opportunity to purchase a modern family home in an idyllic town. Early viewing is highly recommended to fully appreciate this property.



Ground Floor

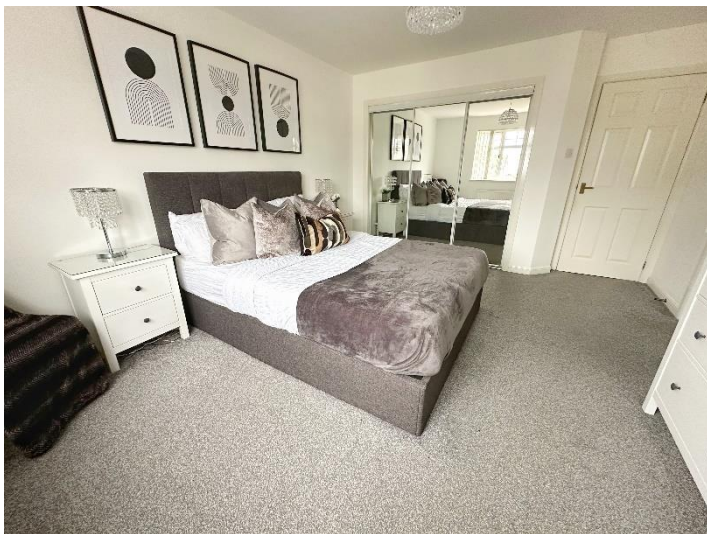
First Floor



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