

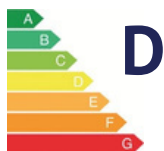


41 CORBIE DRIVE, CARNOUSTIE DD7 7NT

DETACHED BUNGALOW



- Set within a desirable residential estate close to local amenities and services
- A very spacious and well proportioned Bungalow offering excellent accommodation
  - Gas Fired Central Heating and Double Glazing, ample storage
- Established Gardens, Driveway with ample car parking, Integral Garage



OFFERS OVER  
**£210,000**



# Property Description

This well presented DETACHED BUNGALOW must be viewed to appreciate the bright and spacious accommodation on offer. Set within a small residential estate on the western edge of the town, close to Barry village, the property offers well proportioned accommodation all on one level and benefits from gas fired central heating and double glazing. The town of Carnoustie is served by various amenities and services, including a variety of local and national shops, cafes and restaurants, primary & secondary schools, Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Course and you are just minutes' drive from the main A92 dual carriageway which gives an easy commute to Dundee and Arbroath and further afield up to Aberdeen. Externally, there are established gardens surrounding the property, with a stone-chip driveway offering ample parking for several cars and leading to the integral Garage. Front pathway to the property, established flower borders with shrubs and lawn. Side garden area laid out in lawn, with established shrubs and trees. Pathway to the rear garden which is laid out in lawn with flower borders. Outside power point, water tap. Further side garden area laid out in mono-block, with a seating area and mature shrubs and trees. Early viewing is recommended to appreciate.

**ACCOMMODATION:** VESTIBULE & HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM WITH ACCESS INTO THE INTEGRAL GARAGE; MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS, FAMILY BATHROOM.

**VESTIBULE & HALLWAY:** Enter through the main front door into the Vestibule, and from here there is a glazed internal door with glazed side panel leading into the Hallway. In the Hallway there is a walk-in shelved and hanging space cloaks/storage cupboard with light. CH Radiator. Access hatch leading into the loft via a Ramsay style loft ladder. Access to all public rooms.

**LOUNGE:** Approx. 17'4 x 19'6. A bright and very spacious Lounge with both front-facing and side-facing windows. Ample space for furniture settings. Built-in Fyfestone fireplace with marble hearth. CH Radiator. Double glass panelled doors lead off through into the Dining Room.

**DINING ROOM:** Approx. 16'5 x 11'9. Another spacious room, with a front-facing window. Ample space for formal dining table and chairs. CH Radiator. A glass panel door leads through into the Kitchen.

**KITCHEN:** Approx. 16'4 x 12'7. The kitchen is fitted with base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink. Built-in double Electric Oven, 5 burner Gas Hob with an extractor above, Integral Fridge, plumbing and space for a Dishwasher. (White goods included in sale) Side-facing window. CH Radiator. From the kitchen there is access into the Utility Room.

**UTILITY ROOM:** Built-in base and wall mounted units, worktop surfaces incorporating a stainless steel sink. Plumbing and space for an automatic washing machine, the tumble dryer and Fridge/Freezer will be included in the sale. Storage cupboard housing the Gas boiler and water tank. CH Radiator. External door out into the garden. Front-facing window. Access door leads through into the integral Garage.

**INTEGRAL GARAGE:** Approx. 12'8 x 22'4 with an up and over garage door. Power and light, water tap.





**MAIN HALLWAY:** With access into the Bedrooms and Family Bathroom.

**MASTER BEDROOM:** Approx. 13'9 x 14'4. A spacious main bedroom, with ample space for bedroom furnishings and one of this room is complete with a range of shelved and hanging space wardrobes, drawers and a central mirror. CH Radiator. Rear-facing window. From here there is access into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:** Approx. 7'5 x 6'2. Comprising a vanity unit which incorporates the wash-hand basin, separate tiled shower cubicle with a power shower, WC/Toilet. CH Radiator. Rear-facing opaque glass window allows for natural ventilation. Bathroom fittings.

**BEDROOM 2:** Approx. 9'8 x 14'8. Another well proportioned bedroom, with a rear-facing window. Built-in range of wardrobes with shelving and hanging space and drawer storage. CH Radiator.

**BEDROOM 3:** Approx. 14'4 x 12'6. Another good-sized bedroom with a front-facing window. CH Radiator.

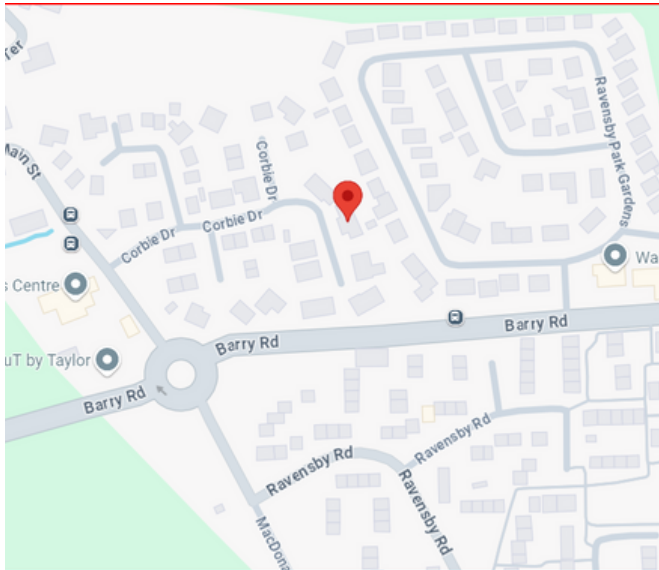
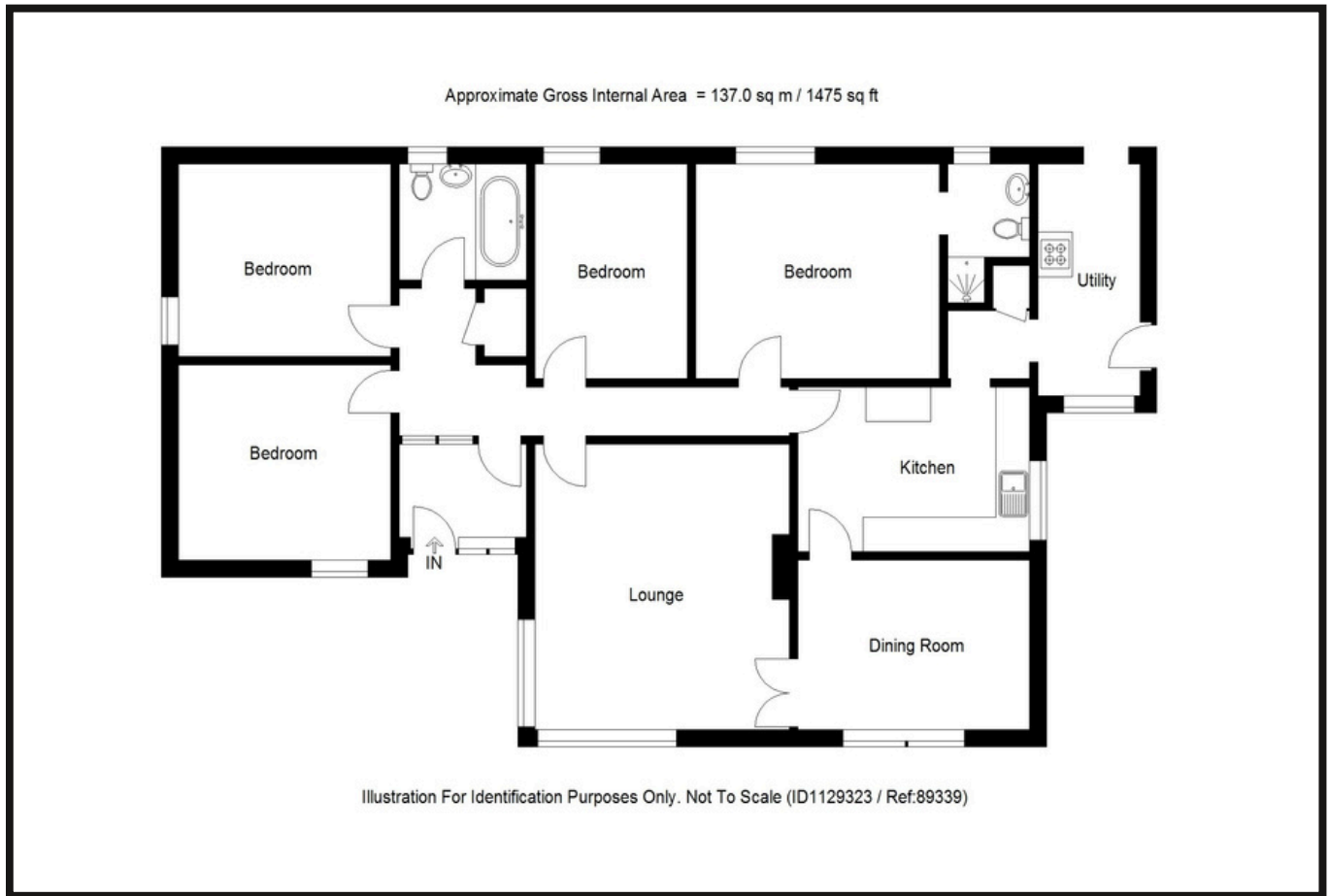
**BEDROOM 4:** Approx. 14'2 x 14'3. Spacious bedroom with a side-facing window. Ample space for bedroom furnishings. CH Radiator.

**FAMILY BATHROOM:** Approx. 8'10 x 8'3. Comprising a coloured 3 piece bathroom suite with a vanity unit incorporating the wash-hand basin. Jacuzzi bath with a shower to tap fitment. Heated towel rail. Rear-facing opaque glass window.

**GARDENS:** The property occupies a good-sized garden site, with mature and established garden areas. Stone-chip driveway with parking for several cars and leading to the Garage. Front pathway to the property, established flower borders with shrubs and lawn. Side garden area laid out in lawn, with established shrubs and trees. Pathway to the rear garden which is laid out in lawn with flower borders. Outside power point, water tap. Further side garden area laid out in mono-block, with a seating area and mature shrubs and trees. Garden Shed included.



# 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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