

Connolly Yeoman



27 CHURCH STREET, CARNOUSTIE, DD7 6DD

SEMI-DETACHED VILLA



- Within an excellent central location close to popular schools, shops, and railway station
 - A well-presented family home of generous proportions with sea views
- Fully enclosed South facing garden to the rear. Detached Brick-built outhouse with power and light



OFFERS OVER
£220,000

Property Description

This well presented SEMI-DETACHED VILLA is set within walking distance of Carnoustie town centre and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee and offers views of the sea, Tentsmuir and Fife beyond. The property has the benefit of gas central heating and double glazing and comprises of a lounge, kitchen / diner, shower room, 3 bedrooms and WC. Fully enclosed South facing garden to the rear. Raised patio area coming off the Lounge overlooks the garden. Further secluded areas adjoining the kitchen and bottom of the garden. Laid out neatly with grass and bordered by established shrubs. Gate at the bottom providing access onto Ireland Street. Detached brick-built outhouse with power and light. Water tap.

ACCOMMODATION:

Lounge, Kitchen / Diner, 3 bedrooms, Shower Room and WC.

HALLWAY:

Cupboard housing the electric fuse box and meter. Radiator. Glass panel door leads into the inner hallway comprising of an understairs storage cupboard. Radiator. Access into the Lounge.

LOUNGE:

Approx. 20'5' x 16'5'. Side facing window overlooking the garden with large patio doors leading out into the garden. Ample room for furnishings. Three radiators. Staircase leading to the upper floor.

KITCHEN/DINING:

Approx. 19'8' x 19'2'. Window overlooking rear garden with door providing access out into the garden. Kitchen fitted with base and wall mounted units with work surfaces incorporating a stainless steel sink. Integrated double oven. Five burner gas hob with extractor hood above. Integrated fridge-freezer, dishwasher and washing machine. Ample space for dining. Feature wood panelled wall. Radiator.

SHOWER ROOM:

Approx. 8'8' x 7'7'. Recently upgraded shower room with vanity unit incorporating wash hand basin and WC. Large glass fronted shower enclosure with power shower and hand-held deluge attachment. Finished with modern wet wall. Extractor fan and parador ceiling with spotlights. Heated towel rail.

BEDROOM 3:

Approx. 13'10' x 8'3'. Front facing window.



UPPER HALLWAY

Wooden balustrade staircase leads to the upper floor. Radiator to staircase. Access hatch leads into a floored loft. Shelved and hanging storage cupboard.

MASTER BEDROOM:

Approx. 14'5' x 12'8'. Rear facing window with lovely views over the garden and roof tops to the sea, Tentsmuir and Fife beyond. Two double shelved and hanging wardrobes with ample room for furnishings. Radiator.

BEDROOM 2:

Approx. 14'6' x 12'7'. Front facing window. Spacious double bedroom with two double shelved and hanging wardrobes, one housing the gas central heating boiler. Radiator

WC:

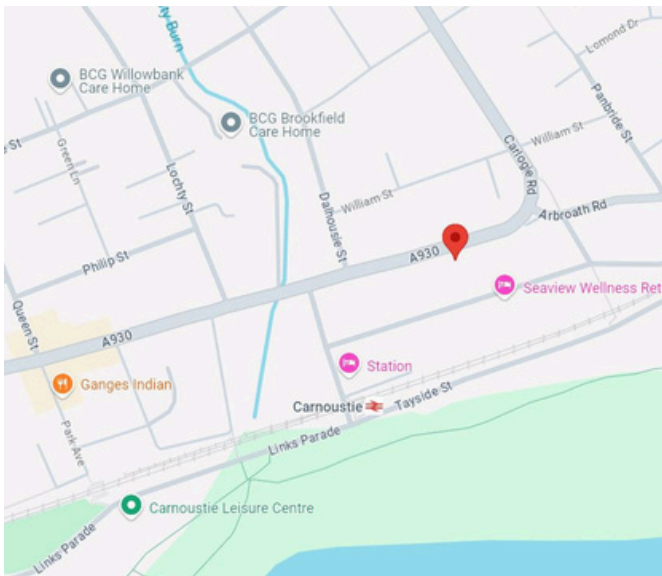
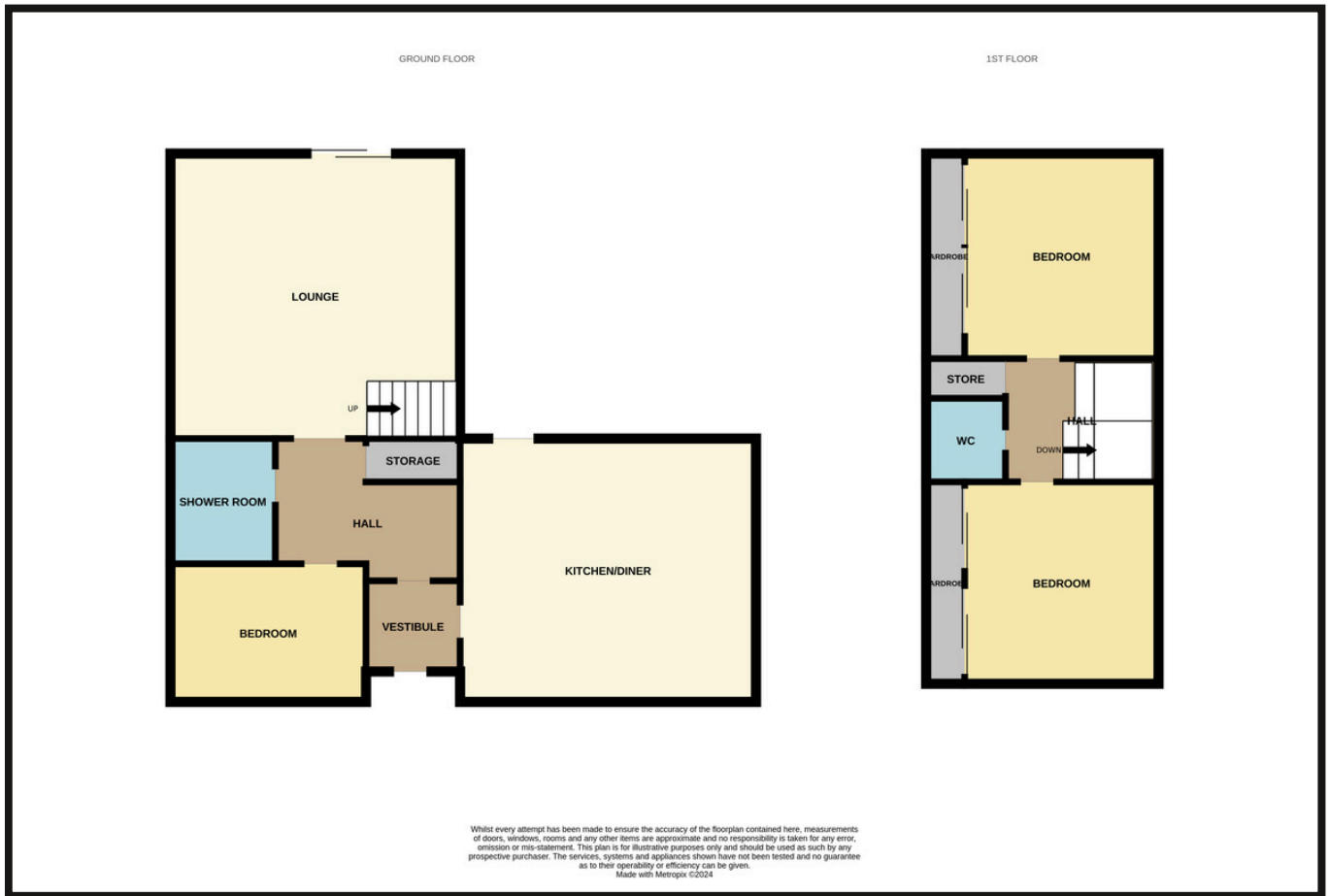
Approx. 5' x 6' Conveniently located WC with side Velux window. Wash hand basin, WC and fitments.

OUTSIDE:

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Property Professionals



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**Connelly
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