



7-9 South Tay Street,
Dundee,
DD1 1NU

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2A Bonella Street, Carnoustie, DD7 6AF

Offers Over £145,000

Accommodation: - Hallway, Lounge, Kitchen & Dining Area, Family Bathroom, 3 Double Bedrooms, 1 Single Bedroom, 1 Box Room/Walk-in Wardrobe, 2 Balconies, Utility/Washhouse.

Located in the popular town of Carnoustie this first floor four-bedroom apartment provides excellent living accommodation in immaculate condition. The property also benefits from gas central heating and double glazing.

The property is ideally placed for all local amenities including the Golf Course, Carnoustie Beach, primary and secondary schools and shops. It is also within short walking distance of local bus and rail services to Dundee and Arbroath and beyond by rail.

All fitted floorcoverings, blinds and curtains are included in the price. Viewing of this property is highly recommended to appreciate this excellent home on offer.

Hallway

Hardwood front door opening into hallway with twin light fittings, storage cupboard, radiator, carpeted.

Lounge (18'6 x 15'7)

Bright, spacious lounge with sliding patio doors leading to balcony with sea views and space for table and chairs, radiator, lighting fittings, carpeted.

Kitchen & Dining Area (18'1 x 11'4)

Open plan kitchen and dining area, partially wet-walled with ample wall and base units and co-ordinating work top surfaces, stainless steel sink and drainer, gas hob and double electric oven, cooker hood, window, spotlight fittings, ample space for table and chairs, radiator, laminate flooring.

Bedroom 1 (13'7 x 11'4)

Bright double bedroom with door to balcony with space for table and chairs, light fitting, radiator, carpeted.

Box Room/ Walk-in Wardrobe (9'5 x 3'6)

Useful box room ideal for storage or for use as a walk-in wardrobe, window, light fitting, hatch to attic, carpeted.

Bedroom 2 (12'1' x 11'4)

Another good-sized double bedroom with window, fitted wardrobe providing hanging and shelved space, light fitting, radiator, carpeted.

Bedroom 3 (9'1' x 7'5')

Good-sized single bedroom with window, light fitting, radiator, carpeted.

Bedroom 4 (14'7' x 10')

Ground floor, spacious double bedroom with window, down light fittings, radiator, carpeted.

Shower Room (9'8 x 8'2)

Fully wet-walled shower room with three-piece white suite consisting of wash hand basin in vanity unit with storage, w.c. and shower cabinet with mains shower, heated towel rail, fitted mirror, down lights, laminate flooring.

Viewing

By appointment. Contact Owner on 07720 374 027 or Solicitors on 01382 204625.

All measurements are approximate

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

HOME REPORT AVAILABLE AT:

<https://app.onesurvey.org/Pdf/HomeReport?q=ytE9zMWivR%2b0vsNs5tv%2bXw%3d%3d>

EPC RATING - D

GROUND FLOOR
18.6 sq.m. approx.



1ST FLOOR
114.4 sq.m. approx.



TOTAL FLOOR AREA : 133.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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