

# Connelly Yeoman



**9 LONG ROW, EAST HAVEN,  
BY CARNOUSTIE, DD7 6LS**

**TERRACED VILLA**



- An idyllic setting in the highly popular seaside coastal village of East Haven
- The village is a winner of an RHS Gold Award for Best Scottish Coastal Village 2024
- Superb, south-facing sea and coastal views, Gas Fired Central Heating, Double Glazing
- Established south-facing front garden, lock-block car parking area for off-road parking



OFFERS OVER  
**£265,000**



# Property Description

This attractive and well presented TERRACED VILLA is ideally located in the very popular and sought after coastal village of East Haven, which is situated just minutes' drive from the town of Carnoustie, and within easy reach of Dundee and Arbroath. Of particular note, the village of East Haven was the winner in the coastal village category in the beautiful Scotland awards 2024. Carnoustie itself is served by various amenities and services, including a variety of local and national shops, hotels, public houses, cafes and restaurants, well regarded primary and secondary schools, a Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Links, and you are just minutes' drive from the main A92 dual carriageway which gives an easy commute to Dundee and all local Angus towns. There is also a regular bus route passing through the village. The property offers deceptively spacious and very adaptable/versatile accommodation over two levels, with spectacular sea and coastal views from the upper floor rooms, and there are the benefits of Gas fired central heating and Double glazing. Externally, there is a mature, established garden to the front of the property, with a lock-block drive offering ample off-road car parking for three cars. The garden then flows down into a mature, landscaped garden, with secluded areas for sitting out, established trees and shrubs, and a log store. Early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION:

**ENTRANCE PORCH/SUN ROOM, HALLWAY, SITTING ROOM/BEDROOM 4, DINING ROOM/BEDROOM 3, SHOWER ROOM, DINING KITCHEN; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE TOILET & DRESSING ROOM, BEDROOM 2, UPPER FLOOR MAIN LOUNGE ENJOYING SUPERB VIEWS.**

### ENTRANCE PORCH/SUN ROOM:

An attractive, sheltered entrance porch/sun room leading into the property, with a tiled floor and sliding glazed patio doors which lead into the main hallway.

### HALLWAY:

In the main hallway there is wood-effect floor, a built-in cloaks cupboard, further built-in cupboard housing the electric meter. There is a large storage area under the staircase. CH Radiator. Fitted wall lights.

### SITTING ROOM or BEDROOM 4:

Approx. 16'2 x 10'8. ideal as a sitting room or fourth bedroom if required, enter through a 15 pane glass panelled door. There is a front-facing window, wood-effect floor and a CH Radiator.

### DINING ROOM or BEDROOM 2:

Approx. 14'3 x 15'3. This room is presently used as a formal dining room but would make an ideal ground floor bedroom. Rear-facing window overlooking the farmland to the rear. CH Radiator.

### SHOWER ROOM:

Approx. 12'6 x 9'7. The shower room is very luxurious and is fitted out with modern bathroom fittings, with a vanity unit incorporating the wash-hand basin. There is a WC and a large glass/glazed fronted shower area housing a power shower with modern wet wall panel finish. Modern wall tiling. Inset ceiling spotlights. Heated towel rail. Rear-facing window offering natural ventilation.

### DINING KITCHEN:

Approx. 12'8 x 18'4. The kitchen area has been recently fitted with modern base and wall mounted units, worktop surfaces incorporating a sink with mixer tap. Built-in Electric Oven and Gas Hob. Integral slim-line Dishwasher. Plumbing and space for an automatic washing machine. Space for fridge/freezer. Feature wood burning stove on a brick hearth. Ample space for dining or an excellent sitting room/family area.





### UPPER FLOOR:

A wooden staircase leads to the upper floor accommodation, with a rear-facing window on the landing area which gives a lovely open outlook over the farm land to the rear and beyond. The landing area at the top of the stairs is spacious and from here there is access in to the Master Bedroom suite and the upper floor Lounge.

### MASTER BEDROOM 1:

Approx. 12'10 x 15'10. A bright and spacious main bedroom, with a front-facing window which offers superb open views over the front garden and over towards the shoreline of East Haven with the east coast beyond. Ample space for bedroom furnishings. CH Radiator. Access into the En Suite Toilet. Access into the Dressing Room.

**EN SUITE TOILET:** Approx. 4'4 x 6'6. Comprising WC., wash-hand basin, bathroom fittings and wall light.

**DRESSING ROOM:** Approx. 12' x 11'6. A spacious room, with shelving and hanging space and this area houses the Gas central heating boiler.

### UPPER FLOOR LOUNGE:

Approx. 14'10 x 22'8. A generously proportioned upper floor lounge, which has a front-facing window offering spectacular open views out over towards the East Haven shoreline and east coast beyond. Ample space for furniture settings. Feature cast iron fireplace with ornate tiled inlay and wooden surround, incorporating an open fire. CH Radiator.

### BEDROOM 3:

Approx. 8'4 x 10'2. An ideal third bedroom, with a front-facing window offering superb views out towards East Haven coastline. CH Radiator.

### GARDEN:

Externally, there is a mature, established south-facing garden to the front of the property, with a lock-block drive offering ample off-road car parking for three cars. The garden then flows down into a landscaped garden area, with secluded areas for sitting out, established trees and shrubs, and a log store. **The Greenhouse may be for sale by separate negotiation.**

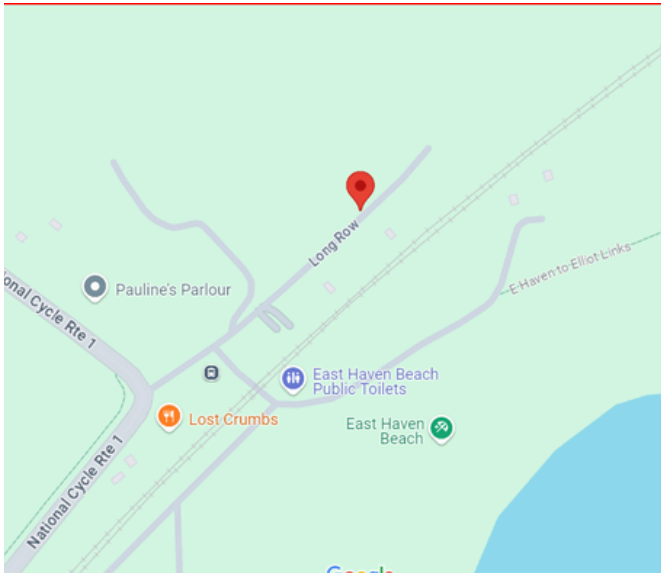




# Property Professionals



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