

Connelly Yeoman



12 MARINER STREET, WESTHAVEN
CARNOUSTIE, DD7 6BB

TRADITIONAL STYLE
LINKED VILLA



- Set within a very desirable sea-front area of Westhaven offering superb sea and coastal views
 - A traditional styled linked Villa offering spacious and well proportioned accommodation
 - Gas Fired Central Heating, Double Glazing, Conservatory offering superb views
 - A beautifully laid out, enclosed rear garden, Greenhouse and Garage



OFFERS OVER
£240,000

Property Description

This traditional build **LINKED VILLA** is ideally located in the very sought after Westhaven area of Carnoustie, close to the seafront area and enjoying superb sea and coastal views. Carnoustie is served by various amenities and services, including a variety of local and national shops, hotel and public houses, cafes and restaurants, well regarded primary and secondary schools, a Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Course which is located just a short walk away from the property. The main east coast railway line serving Carnoustie is just minutes' walk away, there are good bus routes serving the town and you are just minutes' drive from the main A92 dual carriageway which gives an easy commute to Dundee, Arbroath and further afield to Aberdeen. A feature of this desirable property is the enclosed rear garden, all beautifully laid out, with a raised patio area enjoying a sunny, southerly open aspect. This leads down to a lawn area which is bordered by flower borders with established shrubs. A pathway leads out onto the pathway and cycle path, park/grassed area and the foreshore beyond. There is a Greenhouse and a Garage which is access from Admiral Street, turning left onto the tarmac roadway. On-street car parking is found to the front of the property on Mariner Street. The cycle path for the seafront area running from Carnoustie in both directions (Arbroath and Monifieth/Broughty Ferry) is close-by, together with the popular boardwalk for taking long leisurely walks. The small, very picturesque bay of Westhaven (The "Ha'en") with it's small beach and rocky foreshore is just minutes' walk away from the property. Overall, this property would suit a variety of buyers and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, DINING/FAMILY ROOM, GALLEY KITCHEN, LOUNGE, CONSERVATORY; UPPER FLOOR:- MASTER BEDROOM 1 WITH DRESSING ROOM, FURTHER DOUBLE BEDROOM.

ENTRANCE HALLWAY:

Enter into the property via a double glazed front entrance door with glass side panel into the welcoming Hallway. Large, walk-in understair storage cupboard with light. CH Radiator.

DINING ROOM or FAMILY ROOM:

Approx. 17' x 20'5". A very generously proportioned public room, ideal as a dining or family room. Display alcove with storage. CH Radiator. A rear-facing window offers fine views out over the rear garden area, onto the seashore and beyond. From the Dining Room there is access into the Galley-style Kitchen.

INNER HALLWAY with built-in storage cupboard and leading through into the Conservatory.

GALLEY KITCHEN:

Approx. 19'2 x 7'2 with both side and front-facing windows. The galley style Kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Built-in Gas Hob and Double Oven. Plumbing and space for an automatic washing machine and space for a Fridge/Freezer. **The kitchen appliances are included in the sale but NO WARRANTIES OR GUARANTEES WILL BE GIVEN THEREON.**

LOUNGE:

Approx. 15' x 18'8". Another spacious public room, with a built-in feature Fyfe stone fireplace incorporating a Gas fire. CH Radiator. From this room there is also access into the Conservatory.

CONSERVATORY:

Approx. 21'8 x 9'. This lovely room overlooks and gives access into the rear garden. The setting is stunning. CH Radiator.

UPPER HALLWAY:

A lovely bright area with a front-facing (onto Mariner Street) window, built-in storage cupboard and another door on the stairway which affords access into the loft space.

BEDROOM 1:

Approx. 17'5 x 11'2". A very bright and spacious main bedroom with a rear-facing window which offers spectacular views out towards the seashore, over the sea and beyond towards the Fife coastline. Built-in bedroom fitment with shelving and hanging space and drawer storage. CH Radiator. Walk-in Dressing Room.

DRESSING ROOM:

Approx. 7'4 x 5'3 with fitted shelving and hanging space, and with light. This room houses the Gas central heating boiler.



BEDROOM 2:

Approx. 11'9 x 13'6. Spacious double Bedroom with a front-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirror-fronted doors. CH Radiator.

SHOWER ROOM:

Approx. 6'9 x 8'4. Comprising a vanity unit which incorporates the wash-hand basin and WC and provides storage. Corner shower cubicle housing a power shower. Heated towel rail. Side-facing opaque glazed window. Bathroom fitments.

GARDEN & GARAGE:

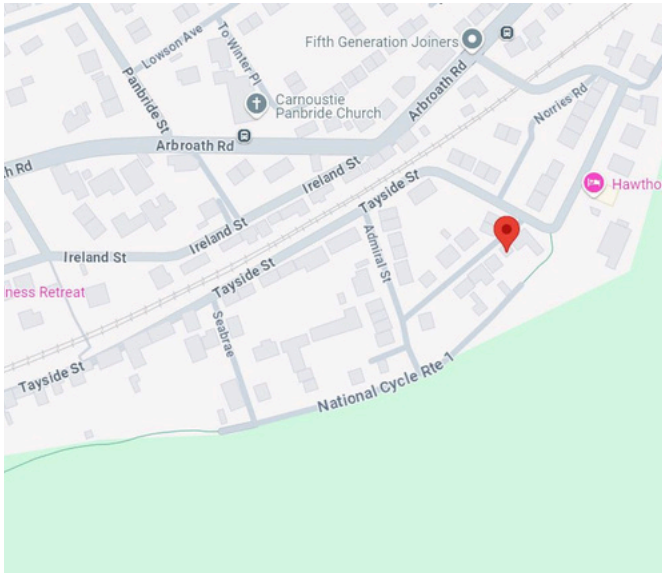
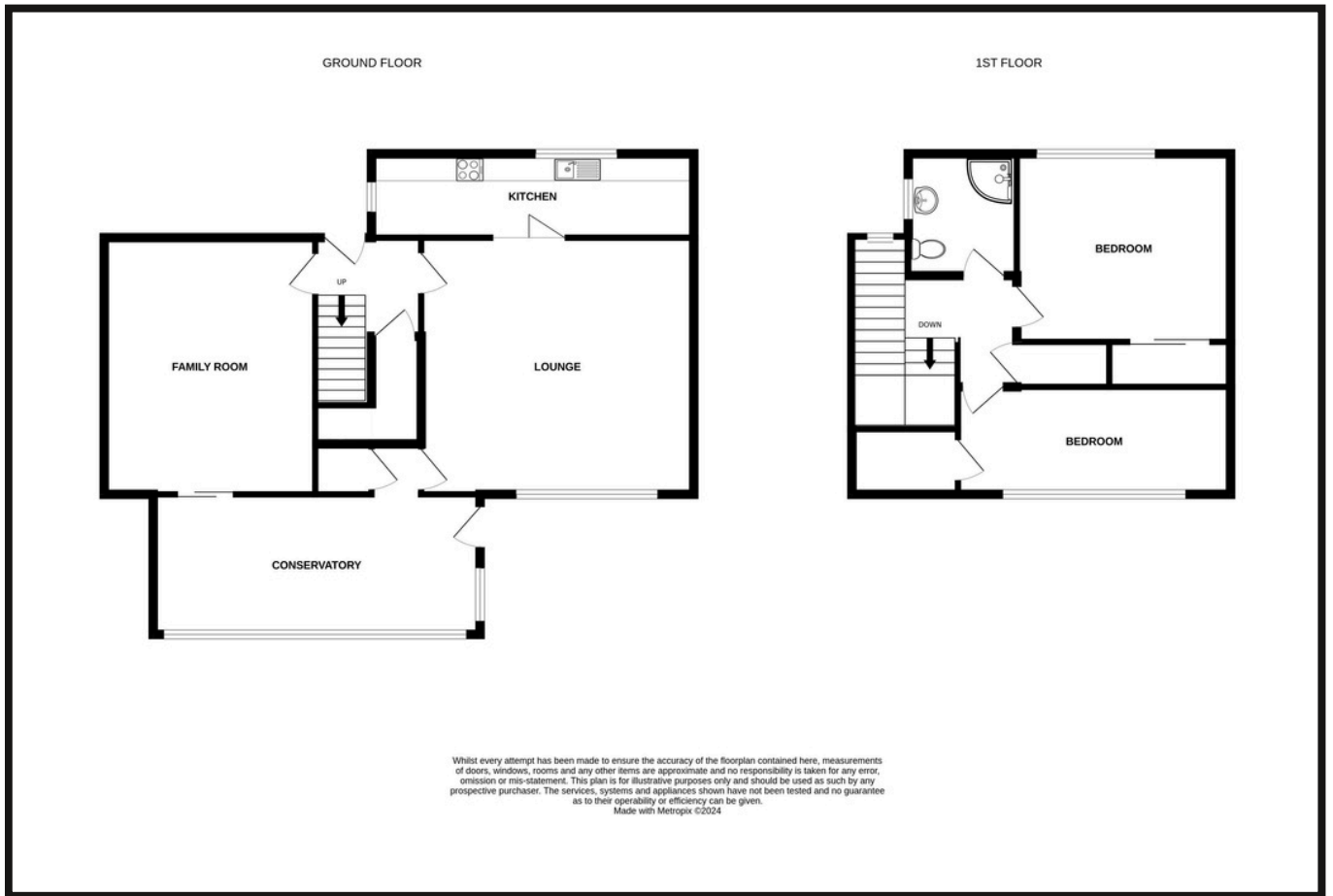
The fully enclosed rear garden is beautifully laid out, with a raised patio area enjoying a sunny, southerly open aspect. This leads down to a lawn area which is bordered by flower borders with established shrubs. A pathway leads out onto the pathway and cycle path, park/grassed area and the foreshore beyond. There is a Greenhouse and a Garage.

The Garage has power and light, and water. The garage is accessed from Admiral Street, turning left onto the tarmac roadway. There is on-street car parking to the front of the property on Mariner Street.

The cycle path for the seafront area running from Carnoustie in both directions (Arbroath and Monifieth/Broughty Ferry) is close-by, together with the popular boardwalk for taking long leisurely walks and of course not forgetting the famous Carnoustie Golf Links. The small, picturesque bay of Westhaven (The "Ha'en") with its small beach and rocky foreshore is just minutes' walk away from the property.



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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