



FOR SALE  
CAMPBELL  
BOATH  
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CB

19 CORBIE DRIVE, CARNOUSTIE, DD7 7NT  
OFFERS OVER : £135,000

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MEMBER

**Accommodation Comprises: Entrance Hall, Lounge, Dining Kitchen,  
Two Bedrooms, Bathroom.**

**External: Driveway, Front and Rear Gardens.**

This well presented SEMI DETACHED TWO BEDROOM VILLA, is situated in the popular area of Carnoustie. The property is close to all local amenities within Carnoustie including shops, cafes, restaurants schools and a main bus route. The property is tastefully decorated and benefits from double glazing and gas central heating. Externally the property has a large driveway offering off street parking for several cars and has well-kept front and rear garden. Early internal viewing is highly recommended.

**ENTRANCE: -**

A UPVC door gives access to the reception hallway. Carpeted stairway to the upper-level accommodation. Radiator.

**LOUNGE: -**

Approximately 13'6" x 10'10". This is a spacious room accessed by way of a glazed door from the hallway. There is a double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. There is a feature fireplace with electric fire. Built-in storage cupboard. Carpet. Radiator.

**DINING KITCHEN: -**

Approximately 14'1" x 8'3". The kitchen has a range of base and wall mounted storage units having contrasting worktops. Tiled splashback. There is a double-glazed window offering pleasant outlook towards the rear garden of the property. The stainless-steel sink has plumbing connections for a washing machine. There is a hardwood door giving access to the rear garden. There is ample space for a dining table and chairs. Radiator.

**UPPER LEVEL: -**

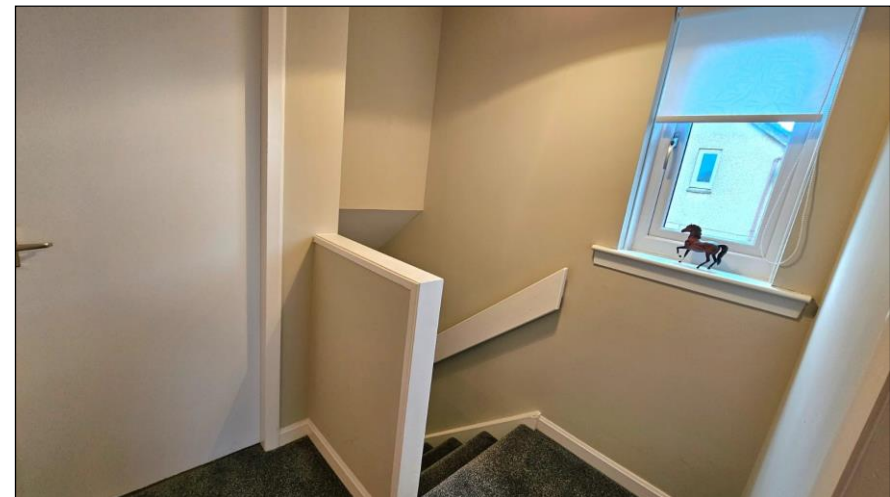
The upper landing is carpeted and has a double-glazed window offering outlook to the side of the property. Fitted roller blind.

**BEDROOM 1: -**

Approximately 10'10" x 10'6". This bedroom is located to the front of the property and has a double-glazed window offering pleasant outlook towards the front garden. Fitted vertical blinds. Built-in wardrobe. Carpet. Radiator.

**BEDROOM 2: -**

Approximately 11'6" x 7'6". This bedroom is located to the rear of the property and has a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Carpet. Radiator.



**BATHROOM: -**

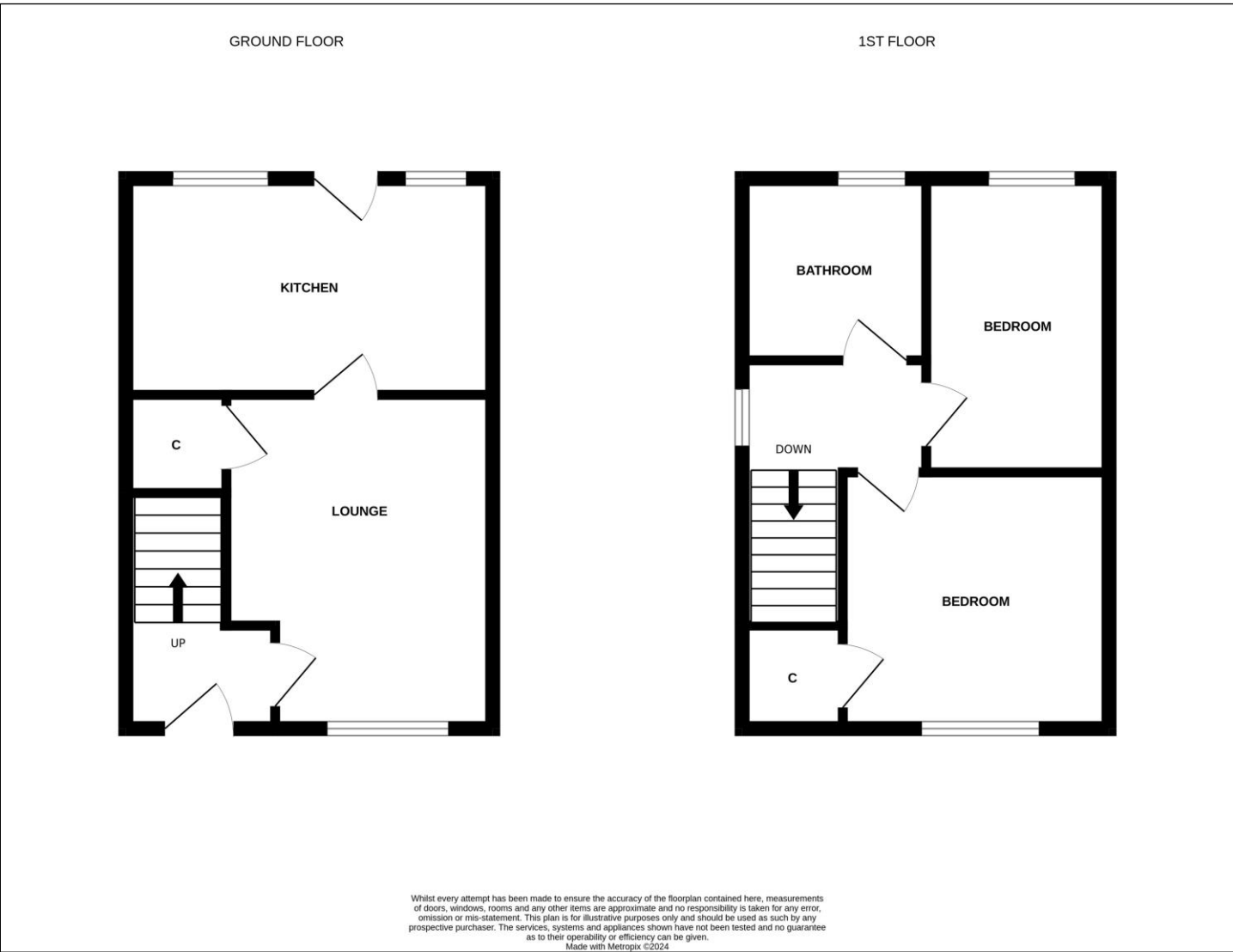
The bathroom comprises w.c., wash hand basin and a bath with an electric shower above. Tiled splashback. The double-glazed window offers a good deal of natural light. Radiator.

**EXTERNAL: -**

The front garden has an area of grass with border shrubs and bushes. There is a large stone chipped driveway offering off street parking for several cars. The rear garden is fully enclosed and has an area of grass with border shrubs, trees and bushes. Paved patio. Garden shed. Outside water tap. Rotary clothes drier.



Floor Plan:-



**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060

**Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm



For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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