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**CAMPBELL
BOATH**

42 CHAPMAN DRIVE, CARNOUSTIE, DD7 6DX
FIXED PRICE : £179,975

HOME REPORT VALUE: £195,000

Solicitors & Estate Agents

tspc
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Three Bedrooms, Bathroom. External: Front and Rear Gardens, Good Size Driveway and Garage.

This spacious SEMI DETACHED THREE BEDROOM BUNGALOW, with extension to the rear, 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 benefits from double glazing and gas central heating. Externally the property has a large driveway and garage offering off street parking for several cars and well-kept front and rear garden. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the reception hallway. Hatch allowing access to the loft. Laminate flooring. Radiator.

LOUNGE/DINING ROOM: -

Approximately 23'8" x 11'4". This room has two clearly defined areas which are separated by an archway. There is a double-glazed window offering pleasant outlook towards the front of the property. Built-in storage cupboard. Laminate flooring. Two radiators.

REAR HALLWAY: -

The rear hallway has a UPVC door allowing access to the rear garden. Built-in cloak cupboard. Laminate flooring. Radiator.

KITCHEN: -

Approximately 13'4" x 6'5". The kitchen has a range of base and wall mounted storage units. 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. Built-in shelved storage cupboard. Radiator.

BEDROOM 1: -

Approximately 10'6" x 9'1". This bedroom is located to the rear of the property and has a double-glazed window offering pleasant outlook towards the rear garden. Built-in wardrobe. Laminate flooring. Radiator.

BEDROOM 2: -

Approximately 10'8" x 7'7". This bedroom is located to the rear of the property and has a double-glazed window offering pleasant outlook towards the rear garden. Built-in wardrobe. Laminate flooring. Radiator.



BEDROOM 3: -

Approximately 9'9" x 8'7". This bedroom is located to the front of the property and has a double-glazed window offering pleasant outlook towards the front garden. Built-in wardrobe. Laminate flooring. Radiator.

BATHROOM: -

The bathroom comprises w.c., wash hand basin and a bath with an electric shower above. There is wall and floor tiling. The double-glazed window offers a good deal of natural light. Downlights. Radiator.

EXTERNAL: -

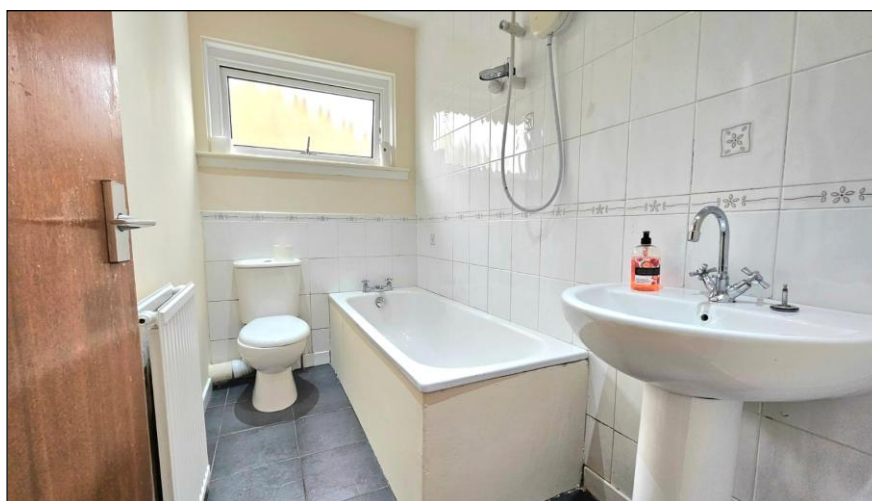
There are well maintained gardens to the front and rear of the property with a large driveway offering off street parking and allowing access to the garage which has a roller shutter door. Outside water tap. The rear garden is fully enclosed and has an area of grass with border shrubs and trees.

Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on
01382 202060

Email: property@campbellboath.com

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





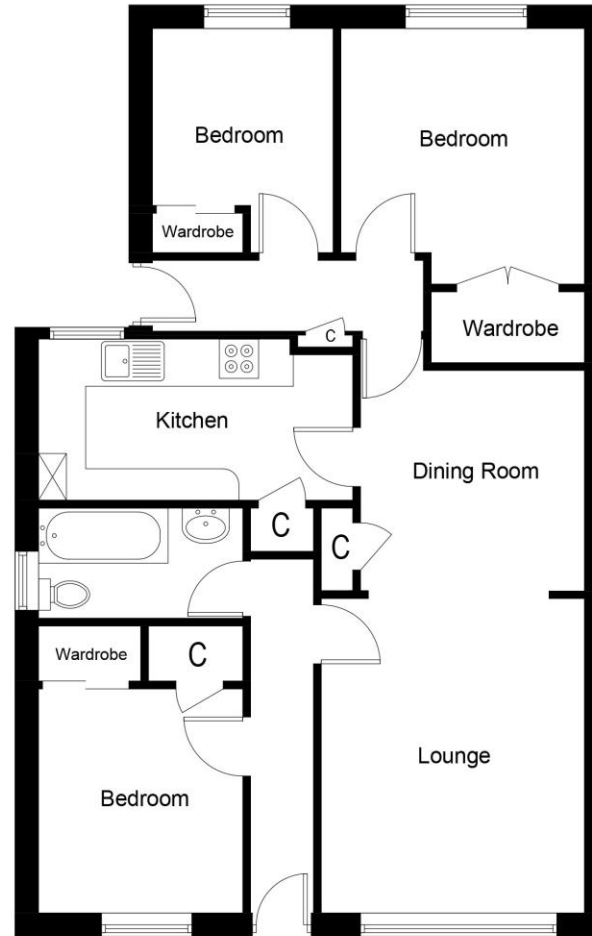


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139795)

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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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.