

Connelly Yeoman



18 BALFOUR PLACE, CARNOUSTIE, DD7 7AH

GROUND FLOOR APARTMENT



Key Features

- Spacious ground floor apartment with many original features
- Within a popular residential area close to the town centre
 - Gas central heating and Double Glazing
 - Private garden to the front



OFFERS OVER

£85,000

Property Description

This traditional two bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre and provides generously proportioned accommodation with many original features. The property has gas central heating and double glazing and comprises of a spacious lounge , kitchen, two double bedroom and bathroom. The property has access to a mutual rear garden and a private garden to the front. Carnoustie is a charming coastal town in Angus with many amenities. It has an award winning beach and a world renowned championship links golf course.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO DOUBLE BEDROOM AND A BATHROOM.

ENTRANCE HALLWAY:

Entry is into a hallway which has a cupboard housing the electric meter and a radiator.

KITCHEN:

Approx. 8'8 x 13'3. The kitchen has a range of base and wall units, and work surfaces incorporating a stainless steel sink with a mixer tap. There is space for an electric oven, extractor hood, plumb space for a washing machine and a fridge freezer. A gas hob is in place along with a Worcester wall mounted gas central heating boiler.

LOUNGE:

Approx. 15'8 x 18'6. The lounge has a large front facing window with a window seat and storage below. There is a feature cast iron fireplace with wooden surround and tiled hearth. Original features include a shelved alcove with storage housing the gas meter, deep skirtings, ornate cornicing and a ceiling rose. There are two radiators.



BEDROOM 1:

Approx. 9'9 x 12'6. A large bright bedroom with ample space for furnishings. There is a front facing window with storage below and a radiator.

BEDROOM 2:

Approx. 9'5 x 20'. A second very large bedroom with a shelved storage cupboard with hanging rail and over head storage and a radiator.

BATHROOM:

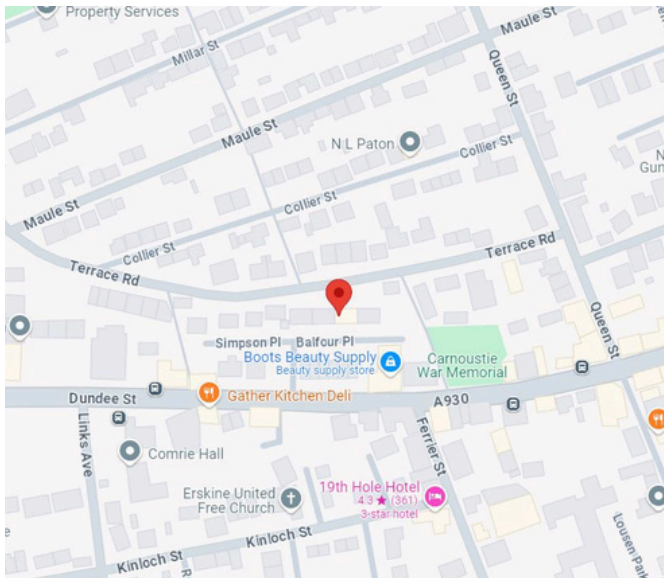
Approx. 7'5 X 12'3. The bathroom has a window overlooking the rear of the property. It comprises of a bath with electric shower over, a wash hand basin and WC. There is pine lining to dado height, bathroom fitments, extractor and radiator.

OUTSIDE:

The flat has access to a mutual garden to the rear and a private garden at the front,



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.

**Connelly
Yeoman**

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Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA