

Connelly Yeoman



**“ESTRELLA” EASTHAVEN,
BY CARNOUSTIE DD7 6LQ**

SEMI DETACHED VILLA



- Set on the highly sought after sea-front location of Easthaven, By Carnoustie
- Spacious, versatile accommodation over two levels with character features and charm
 - Gas Fired Central Heating and Double Glazing
- Mature garden grounds, large driveway, Garage with adjoining Artist Studio/Home Office
Detached Music Studio with air source heat pump



OFFERS OVER

£430,000

Property Description

This is a highly distinctive and much admired, traditional stone-built SEMI DETACHED VILLA which is ideally located right on the front-line beach area of the much sought after sea-side hamlet of Easthaven, by Carnoustie. Easthaven is located within easy reach of the town of Carnoustie, which offers a whole host of local amenities including local and national shops, cafes and restaurants, the east coast main line railway station with good access routes for both Dundee and Arbroath and further afield to the major cities of Aberdeen, Edinburgh and Glasgow. The world famous Carnoustie Golf links is also within easy reach. This very attractive and extremely well appointed property offers spacious and versatile accommodation over two floors, all boasting spectacular sea and coastal views, and has retained many original fine features complimented by modern fittings and finishes. Of particular note, the property is very distinctive with it's fine architectural stone turret on the south elevation. There are also the benefits from Gas fired central heating, with a recently upgraded Combi gas boiler, and double glazing, with an element of air-source heat pump in a building adjacent to the house. Externally, the property is set within mature garden grounds, to the rear is a large access driveway with parking for several cars, a detached, hurricane proof, garage with mezzanine storage level, and adjoining artist studio/home office, and potting shed. There is also a detached, hurricane proof, music studio which is heated and temperature controlled by an air-source heat pump. The front garden is laid to lawn with pathways and mature hedge borders, there is a stone-chipped seating area and a pathways leads out of the garden with direct access onto the seafront. To the side of the property is another mature area of garden ground. Overall, this property, which is seldom seen on the market, is a must for the discerning purchaser and early viewing is recommended.

ACCOMMODATION: ENTRANCE CONSERVATORY, KITCHEN, DINING ROOM, ENTRANCE VESTIBULE & RECEPTION HALLWAY, WC/TOILET, STUDY ROOM/HOME OFFICE, LOUNGE; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE BATHROOM, 2 FURTHER BEDROOMS, FAMILY SHOWER ROOM.

CONSERVATORY: Enter from the rear of the property into the Conservatory. Approx. 11'5 x 19'8. A very generously proportioned sun room, which has lovely views over the rear garden and driveway areas. There is wood effect flooring. CH Radiator. From here a door leads through into the Kitchen.



Property Description

KITCHEN:

Approx. 15'11 x 8'5. The kitchen has two windows which overlook the rear garden and driveway. This room has been recently upgraded/refurbished and is fitted with modern base and wall mounted storage units, worktop surfaces incorporating a sink with shower to tap fitment. Built-in double Electric Oven and a 5 burner Gas Hob with an extractor hood above. Plumbing and space for an automatic washing machine. Space for a Dishwasher. Inset ceiling spotlights. Access hatch into a loft space. There is a modern wall mounted vertical CH Radiator. From the kitchen there is access through into the Dining Room.

DINING ROOM:

Approx. 13'9 x 12'1. This room has a south-facing window and there is a feature wood-burning stove set into a wooden fire surround. Original wooden floorboards. CH Radiator. There is also access from here into a large shelved Pantry cupboard.

ENTRANCE VESTIBULE & RECEPTION HALLWAY:

Vestibule (approx. 6'11 x 4'5) and which has a quarry tiled floor and side-facing window. Internal door from the Vestibule into the welcoming Hallway.

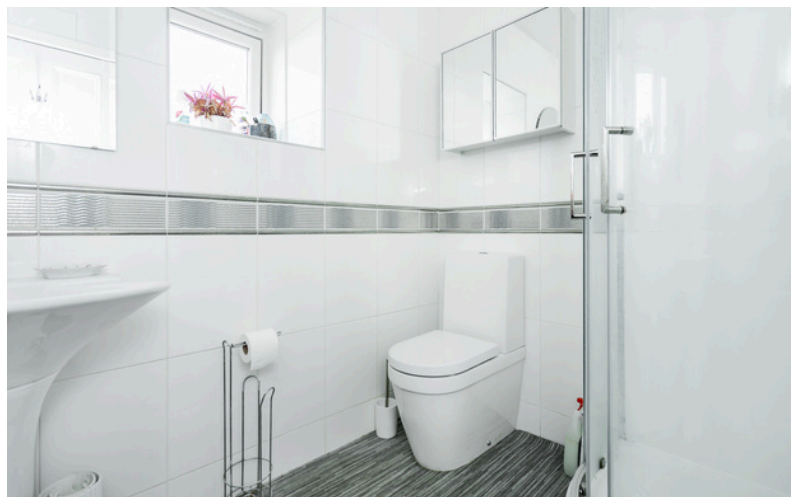
Hallway with the original staircase leading to the upper floor. Tiled floor. CH Radiator. Under-stair storage cupboard and a further shelved and hanging Cloaks cupboard. There is also a useful and conveniently located WC/Toilet (approx. 6'7 x 4'9) and which comprises a wash-hand basin, WC and a side-facing window. There is also a CH Radiator.

STUDY/HOME OFFICE:

Approx. 9'10 x 7'. This room has adaptable room usage, perhaps could be used as a fourth bedroom, and it has a rear-facing window and a CH Radiator.

LOUNGE:

Approx. 24'2 x 13'9. This elegant and spacious main public room enjoys superb east and south facing turret windows, with two further large front-facing windows offering fine views. There is ample space for furniture settings. The original ornate ceiling cornice and picture rail are retained. Feature Gas fire set on a marble hearth with cast inlay and wooden surround. Three CH Radiators



UPPER FLOOR:

Leading from the downstairs hallway there is an original cast iron and wooden staircase leading to the upper floor landing, which has a rear-facing velux window, wooden floor and access to the Bedrooms and Shower Room.

MASTER BEDROOM:

Approx. 17'4 x 13'10. A very spacious master bedroom which has two front-facing windows which offer up superb open beachfront and sea/coastal views, in both north and south directions. Feature fire place with a marble hearth, tiled inlay and a wooden surround (gas fire - no warranties given thereon). Ample space for bedroom furnishings. CH Radiator.

EN SUITE BATHROOM:

Approx. 12'2 (at widest point) x 5'10. The En Suite bathroom has been recently upgraded and comprises newly installed vanity unit incorporating the wash-hand basin, bath and WC. A unique feature is that this room is within the round turret tower, which benefits from both south and east-facing windows, offering superb views. CH Radiator and a heated towel rail. Extractor fan and inset ceiling spotlights.

BEDROOM 2:

Approx. 13'7 x 12'8. Another spacious double bedroom, with a rear-facing window, ample space for furnishings, built-in shelved and hanging space storage cupboard, CH Radiator. Access hatch into a small loft space.

BEDROOM 3:

Approx. 8'1 x 7'2. A well proportioned bedroom, with a rear-facing velux window, built-in cupboard housing the electric meter and fuse box, access hatch leading into the loft space. CH Radiator.

SHOWER ROOM:

Approx. 7'4 x 5'8 with a side-facing window and comprising wash-hand basin, WC and a shower cubicle. There is wall tiling at the shower area and to the walls. Bathroom fittings included. CH Radiator.

EXTERNALLY: Delightful, mature garden grounds with fruit trees, shrubs and flower borders. Driveway with ample car parking. Two large Outhouses, with power and light. Garage & Potting Shed. Drying area. Direct access to the seafront and shoreline.

GARAGE & ADJOINING ARTIST'S STUDIO/HOME OFFICE:

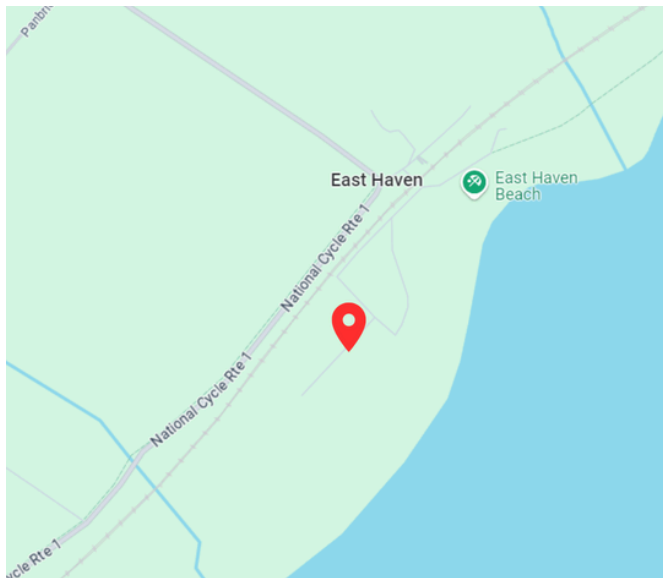
The Garage measures approx. 19'9 x 9'3 with up and over garage door, power and light and mezzanine level offering storage. The adjoining Artist Studio/Home office measures approx. 13'5 x 11'5. Adjoining Potting/Tool Shed.

MUSIC STUDIO: Approx. 11'5 x 9'6 with power and light and double glazed windows and skylight windows. Air-source heat pump.





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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