

# Connelly Yeoman

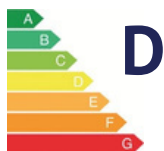


13 KINLOCH STREET, CARNOUSTIE, DD7 7EG

END TERRACED  
COTTAGE



- Spacious end terraced cottage
- Excellent central location within walking distance of local amenities
  - Large driveway and garage with an easy to maintain garden.
  - Gas Central Heating, Wood Burning Stove and Double Glazing



OFFERS OVER  
**£200,000**

# Property Description

This spacious END TERRACED COTTAGE is ideally situated within a most desirable residential area and provides generous accommodation on one level. The property has recently been upgraded and is presented in fresh neutral tones, with a cosy lounge with new wood burning stove, large garden room/dining room, well appointed dining kitchen with Range style cooker, 2 spacious double bedrooms, and a shower room. There is also a large floored and lined loft space, gas central heating and double glazing. Outside there is a large driveway providing parking for several cars, a garage and an easy to maintain garden to the rear with sunny seating areas, mature shrubs and paved walkways. Two sheds are also included in the sale. A is a great opportunity for a first time buyer or as an excellent down size. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools, as well as the internationally famous Championship Golf Course. The East coast rail line and A92 give an easy commute to Dundee, Aberdeen and local Angus towns.

## ACCOMMODATION:

**Garden Room/Dining Room, Lounge, Kitchen, 2 Bedrooms and Shower Room.**

## GARDEN ROOM/DINING ROOM:

Approx. 14'10 x 13'7. This lovely room has wall panelling, a tiled floor and roof windows, French doors lead out to the rear garden and additional glazed doors into the Lounge.

## LOUNGE:

Approx. 15'6 x 11'4. A well proportioned room with recently installed wood burning stove. A lovely feature in this room is the port hole stained glass window with storage below. A further window overlooks the side of the property.

## DINING KITCHEN:

Approx. 12.5' x 9'2'. Well appointed kitchen with base and wall units, a range style oven and hob and glass splashback. Plumbed for washing machine and space for a fridge freezer. Tiled flooring, radiator and windows overlooking the rear garden.

## BEDROOM 1:

Approx. 11'8 x 11'6. This good sized double bedroom has fitted wardrobes with mirrored sliding doors, a radiator, and access via a Ramsay style ladder to a spacious floored and carpeted attic space, which has roof windows, power and light.



**BEDROOM 2:**

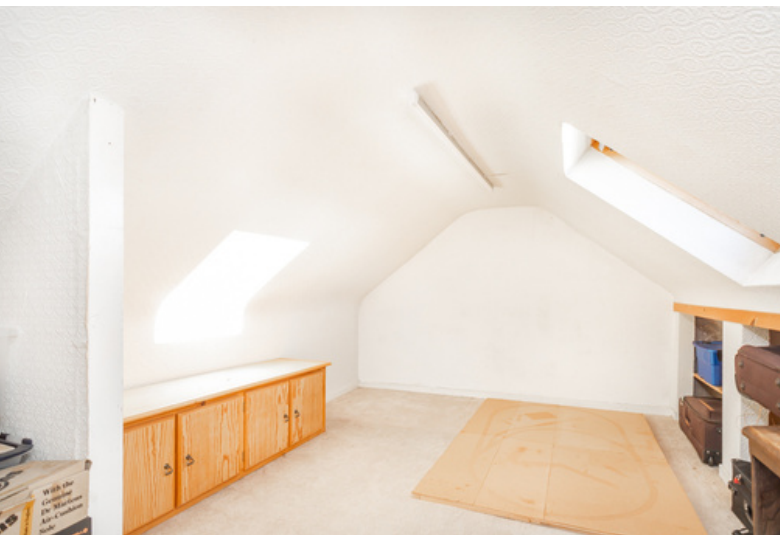
Approx. 15'11 x 9'5. This pleasant room has a window overlooking the rear garden.

**SHOWER ROOM:**

Approx. 6'1 x 5'4. A bright tiled shower room with 2-piece white suite and walk in shower with wet wall. Vanity unit for storage, radiator and window.

**GARAGE**

A detached garage with power points and lighting offering an excellent work space with ample storage.

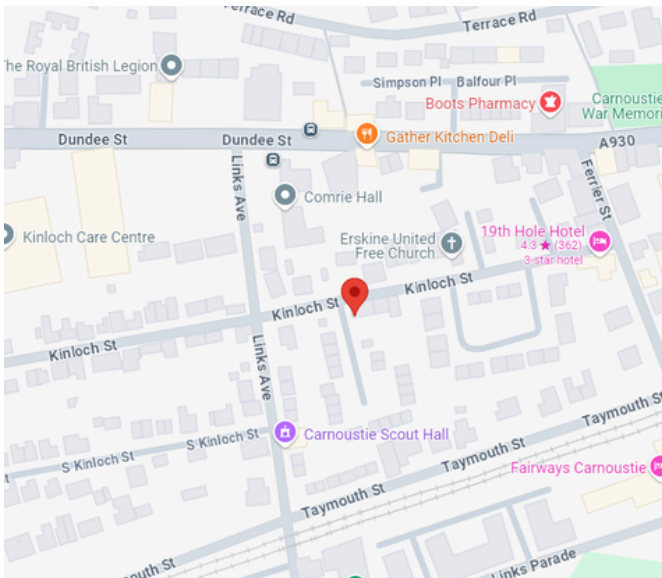


# Property Professionals

GROUND FLOOR  
95.3 sq.m. approx.



TOTAL FLOOR AREA: 95.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**tspc**

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