

Connelly Yeoman



34 LOWSON AVENUE, CARNOUSTIE, DD7 6BS

SEMI DETACHED BUNGALOW



Key Features

- Within a quiet desirable area close to all amenities Carnoustie has to offer
 - Gas Central Heating and Double Glazing
- Enclosed front and rear gardens with summerhouse and shed



OFFERS OVER

£110,000

Property Description

Connelly and Yeoman are pleased to bring to market this one bedroom SEMI DETACHED BUNGALOW which is ideally situated within the charming Angus seaside town of Carnoustie. There are many local amenities which include shops, cafes, restaurants and bars. As well as the world renowned Carnoustie links golf course and hotel, stunning beaches and a sports centre. The A92 provides road links to all major Scottish towns and cities. Carnoustie also boast a station on the main east coast rail line. The property has a recently upgraded entrance porch. Thereafter there is a lounge, kitchen, 1 bedroom and bathroom. Outside is an enclosed sunny front and rear garden with summerhouse, outside power point and shed. Early viewing would be highly recommended.

ACCOMMODATION:

ENTRANCE PORCH, HALLWAY, LOUNGE, KITCHEN, BATHROOM AND BEDROOM

ENTRANCE PORCH:

Approx. 12'6 x 8'8. Entry is via a double glazed door into a recently upgraded and installed sunny porch. From here into the hallway with radiator, telephone point, and an access hatch with a Ramsay style ladder leading into a floored loft with light.

LOUNGE:

Approx. 15' x 15'4. A spacious lounge with a feature fireplace with tiled inlay and hearth incorporating a gas fire. There is a window overlooking the front of the home and a radiator.

KITCHEN:

Approx. 8'6 x 13'3. The kitchen has a range of base and wall mounted units and work surfaces incorporating a stainless steel sink with a mixer tap. There are two shelved larder cupboards with overhead storage, an electric oven, gas hob and plumb space for an automatic washing machine (included in the sale), and a small fridge freezer (included in the sale). A wall mounted gas central heating boiler is housed in the kitchen where there is a rear facing window and a door leading into the rear garden.



BEDROOM:

Approx. 15'2 x 11'7. A nice and spacious double bedroom with a rear facing window and shelved and hanging wardrobes. There is also a second shelved storage cupboard and a radiator.

BATHROOM:

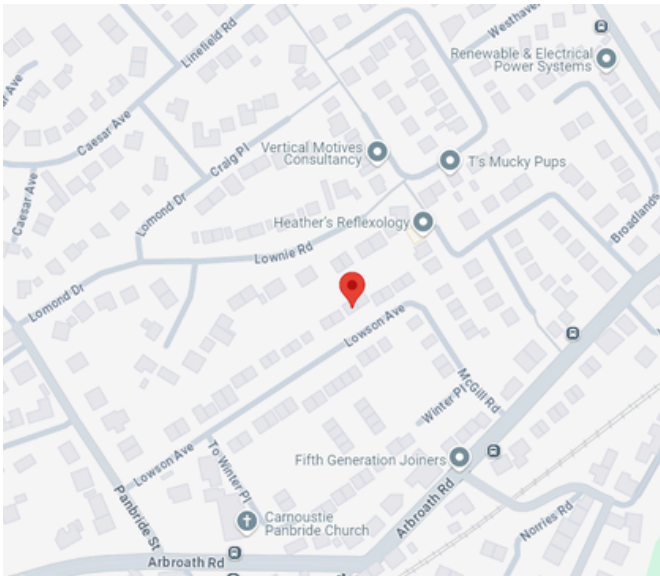
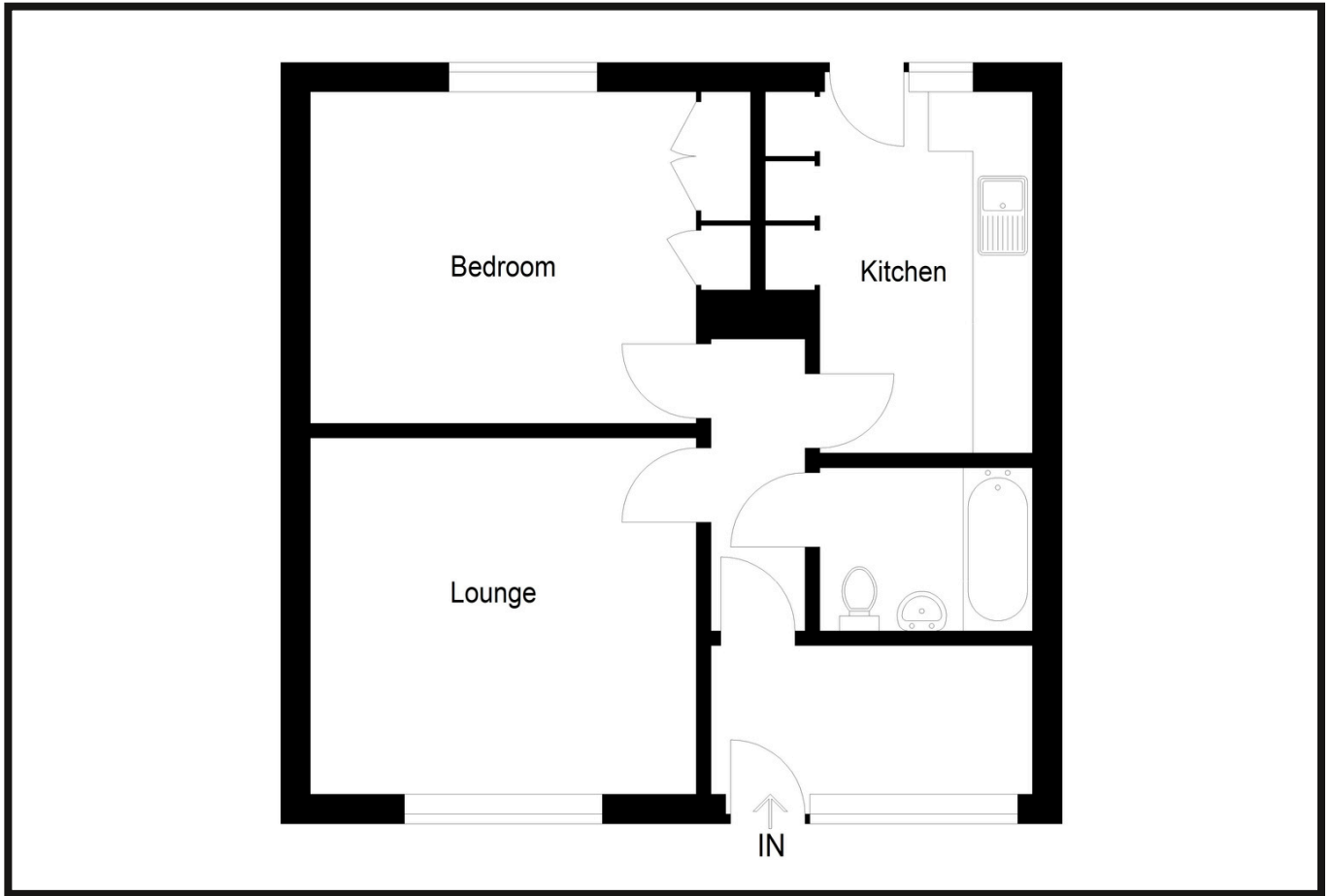
Approx. 8'5 x 7'6. The bathroom has a vanity unit incorporating the wash hand basin, a WC, and a bath with an over the bath shower. A front facing frosted window looks into the porch.

OUTSIDE:

As you approach the property there is an enclosed garden to the front which is neatly laid out with a lawn bordered by established shrubs. A path lead to the house and around the side of the property towards the rear garden. This is laid out with a lawn and established trees and shrubs. There is a wooden shed (with garden equipment and contents which will remain). Also included in the sale is a recently installed summerhouse (the furniture and contents of which are also included). There are two outside electrical sockets to the side of the property.



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
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