

Connelly Yeoman



**12 EARLSTON PLACE, CARNOUSTIE
DD7 6PA**

**GROUND FLOOR
APARTMENT**



Key Features

- Spacious and well presented Ground Floor Apartment
- Ideally located in a small, select development minutes from central amenities
 - Gas Fired Central Heating and Double Glazing, Security Entry System
 - Residents' private car parking bays, mutual garden areas



OFFERS OVER

£155,000

Property Description

This most impressive, bright and airy two bedroom GROUND FLOOR APARTMENT forms part of a small purpose-built development (built by local house builder DJ Laing Homes) which is ideally situated just minutes' walking distance to the town centre and all it's varied amenities and services on offer. Of particular note, the main east coast railway station serving the town is within close proximity together with the lovely sea and coastal areas and of course the world famous Golf Links. The property comprises of a spacious Lounge with bay window, Kitchen with space for everyday dining, tiled Shower Room and two good-sized Bedrooms. The internal decor is fresh and neutral and the property comes complete with Gas fired central heating and Double glazing. Externally, there are mutual areas around the building, with a designated car parking space for the Apartment to the front. Overall, this property offers a modern and relaxed living space, located minutes from the town centre, and early viewing is highly recommended to appreciate.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, SHOWER ROOM, 2 BEDROOMS, LOUNGE with bay window, BREAKFASTING KITCHEN.

ENTRANCE VESTIBULE & HALLWAY: Approx. 4'2 x 4'2. Enter into the property via the substantial entrance door into the Vestibule, which has coat hooks and the electric meter is located here. The attractive high gloss grey finish wood flooring in the Vestibule is continued through into the Hallway and also in the second Bedroom. In the welcoming Hallway there is access into the Shower Room and Bedrooms.

SHOWER ROOM: Approx. 7'3 x 5'5. Comprising a vanity unit below a display shelf and incorporating the wash-hand basin and the WC. Wall tiling at this area and full wall tiling. Spacious walk-in shower area which is finished with modern wet wall panels and chrome bathroom fittings. White wall mounted CH towel rail. External window allows for natural light and ventilation.

BEDROOM 2: Approx. 9'3 x 9. A well proportioned second or guest Bedroom with a double glazed rear-facing window. Fitted window blinds included. Attractive high gloss grey wood finish flooring, CH Radiator.

BEDROOM 1: Approx. 13'7 x 8'8. This is the main Bedroom, which has a rear-facing window. There are large, built-in wardrobes with mirrored sliding doors offering ample storage. CH Radiator.



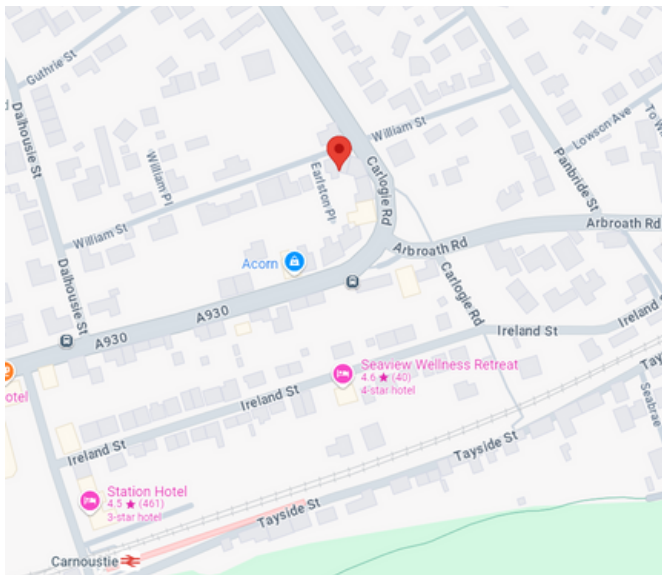
LOUNGE: Approx. 16'1 (into the bay window) x 13'6. A bright and spacious room, with feature bay window overlooking the front of the Apartment. There are three CH Radiators under the bay windows. Fitted window blinds included in the sale. Ample space for furniture settings. Built-in storage cupboard. Security intercom phone is located here. Door through into the Kitchen.

BREAKFASTING KITCHEN: Approx. 9' x 9'3. Another well proportioned room, with a rear-facing window and a further side window, both of which have fitted window blinds. There is a good range of base and wall mounted storage units in a light cream coloured wood-effect grain, feature overhead plinth with inset downlighters at the sink area, worktop surfaces and stainless steel sinktop. Tiled splashbacks. Built-in Gas Hob and Electric Oven below. Integral Freezer and separate Fridge, both under-counter. Plumbing for an automatic washing machine. CH Radiator. The gas boiler is located in a wall unit and has been regularly serviced. Space for table and chairs if required.

EXTERNALLY: There is a mutual grassed area to the rear of the property. Mutual bin storage areas. Mutual front area laid to grass. Designated residents' car parking bays.



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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