

# Connelly Yeoman



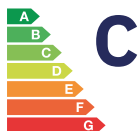
**111 NEWTON CRESCENT  
CARNOUSTIE DD7 6JA**

**SUPERIOR DETACHED VILLA**



## Key Features

- Ideally located in a sought after residential estate yet close to central amenities
  - Spacious, well proportioned accommodation over two levels
  - Gas Fired Central Heating and Double Glazing, ample storage
- Large pavior driveway, integral Double Garage, mature well tended garden plot



**4**

**3**

**3**



**OFFERS OVER**

**£350,000**

# Property Description

This is a traditional build SUPERIOR DETACHED VILLA and integral Double Garage, built by well known house builders Bett Homes, and which is set in a sought after residential area on the northern edge of the town of Carnoustie. The town itself boasts a host of local amenities and services, including a variety of local and national shops, hotels, pubs, cafes and restaurants, the main east coast railway station serving Carnoustie, popular primary and secondary schools are located close-by, Leisure Centre, Health Centre and not forgetting the internationally famous Championship Golf Links and popular sea and coastal areas. Located within close proximity, there is access to the main dual carriageway of the A92 for commuting to both Dundee, Arbroath and all local Angus towns. This particular property offers spacious accommodation over two levels and benefits from Gas fired central heating and Double glazing. The property was extended in the past to the rear elevation, with the addition of a Wet Room and feature Sauna. The fitted carpeting, flooring, window blinds, curtains and items of furniture within the property are to be included in the sale, as detailed herein. Externally, there is a generous pavior driveway leading to the integral Garage. The property occupies a good sized mature garden plot, all neatly laid out and well maintained. Early viewing is highly recommended to appreciate.

**ACCOMMODATION:- VESTIBULE & HALLWAY, CLOAKROOM, LOUNGE, DINING KITCHEN, UTILITY ROOM, REAR HALL AREA WITH WET ROOM & SAUNA, DINING ROOM, CONSERVATORY; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS, FAMILY BATHROOM.**

## **VESTIBULE & HALLWAY:**

Enter into the property via a substantial front entrance door with glazed side panel into the Vestibule, which has a tiled floor. Internal glazed panel door and matching glazed panel into the Hallway. A welcoming Hallway with feature dado rail. There is an internal door which leads into the integral Double Garage. Staircase leading to the upper floor with a deep understair storage cupboard, offering ample storage. A corridor off the Hallway has a built-in double wardrobe with sliding mirror doors, and the corridor leads into the Cloakroom.

## **CLOAKROOM:**

Approx. 5' x 4'3". The cloakroom has been recently upgraded and comprises a new WC., and wash-hand basin with built-in vanity units around. Partial wall tiling. Opaque glazed window to the front of the property. CH Radiator.

## **LOUNGE:**

Approx. 17'8 x 12'6". A very generously proportioned Lounge with a large, picture window overlooking the front garden. Large CH Radiator runs the full length of the window. Attractive focal point fireplace with a wooden surround, marble heath and a wrought iron inlay (NB the gas fire does not work and will be left in situ). Ample space for a variety of furniture settings. Ceiling coving and neutral decor.

## **DINING KITCHEN:**

Approx. 15'8 x 10'11". Spacious Dining Kitchen with a large, rear-facing window and a door leading out to the rear Hallway. Contemporary wall mounted CH Radiator. Ceiling coving. The kitchen area is fitted with a good range of base and wall mounted storage units in a light oak veneer with feature slide open larder cupboards with shelving. Ivory coloured Belling range-style Gas Cooker included in the sale. Overhead Belling extractor hood above the hob. Ample worktop surfaces in a light colour with matching splashbacks. Separate breakfast bar area and further built-in storage units, offering excellent storage. Door through into the Utility Room.



# Property Description

## UTILITY ROOM:

Approx. 13'1 x 6'1. Large window overlooking the rear garden. This room is fitted with a range of base and wall mounted storage units in a country-style Antique pine veneer with a large ceramic sink and drainer, worktop surface. Ceiling pulley for clothes drying. Flag stone effect tiled flooring. Space and plumbing for white goods/kitchen appliances, ample space for an American style Fridge/Freezer. A door from this room leads out to the rear garden.

## REAR HALLWAY/WET ROOM & SAUNA:

Approx. 8'4 x 6'1. This room has fully tiled walls, with a shower area and also a Sauna Room.

The Sauna room measures approx. 4'6 x 5'9.

## DINING ROOM:

Approx. 12'8 x 12'11. A formal dining room with ample space. The furniture to be included in the sale includes the Dining table and chairs, Dresser and other pieces of furniture will be included in the sale. Feature sliding glazed doors open through to the sunny, south-facing Conservatory.

## CONSERVATORY:

Approx. 11'9 x 13'1. A most attractive room with lovely views of the rear garden areas and enjoying a sunny aspect. CH Radiator. Vaulted roof. French doors lead out onto the patio area. In this room there are two armchairs, a footstool and a bed settee which will be included in the sale.

**ALL WINDOW BLINDS AND CURTAINS WHICH ARE IN SITU ARE INCLUDED IN THE SALE.**



**UPPER FLOOR:** Staircase leading to the upper floor, with a mid-landing and side-facing window. Upper floor landing area with access to the Bedrooms and Bathroom. Large built-in storage cupboard which houses the hot water tank and water pump. CH Radiator. Access hatch into the loft space.

**MASTER BEDROOM 1:**  
Approx. 13'8 x 11'6. A generously proportioned main bedroom, which overlooks the front of the property. Large, built-in wardrobe with shelving and hanging rail, with mirror sliding doors. Furniture included - large wardrobe fitment with a full length mirror, and matching dressing table and mirror. CH Radiator. A door leads into the En Suite.

**EN SUITE SHOWER ROOM:**  
Approx. 5'3 x 4'4. Comprising WC., and modern round wash-hand basin with built-in vanity units and storage cupboards. Shower compartment with a new shower fitment. Grey marble/concrete effect wet wall panel finish. Wall tiling. Parador style lined ceiling with chrome detail. Opaque glazed window allows for natural light and ventilation. CH Radiator.

**BEDROOM 2:**  
Approx. 11'9 x 11'8. A spacious bedroom, which overlooks the rear of the property, and which has neutral decor and a plain fitted carpet. Ceiling coving. CH Radiator. Furniture included - large, free-standing triple wardrobe fitment, dressing table and mirror.

**BEDROOM 3:**  
Approx. 11'8 x 8'7. Another good sized bedroom which overlooks the rear of the property. CH Radiator.

**BEDROOM 4:**  
Approx. 10'1 x 8'8. Front facing bedroom. CH Radiator.

**FAMILY BATHROOM:**  
Approx. 8'4 x 6'6. Comprising a three piece coloured bathroom suite with a shower over the bath. Partial wall tiling. Tiled floor. CH Radiator. Large opaque glazed window allows for natural light and ventilation.

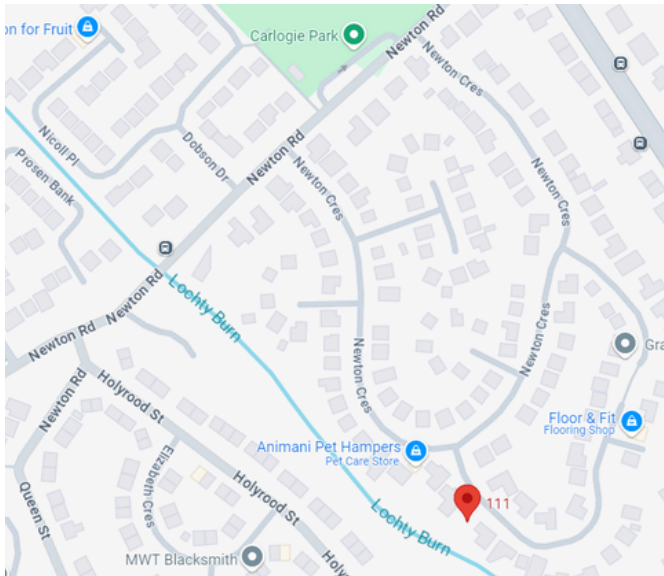
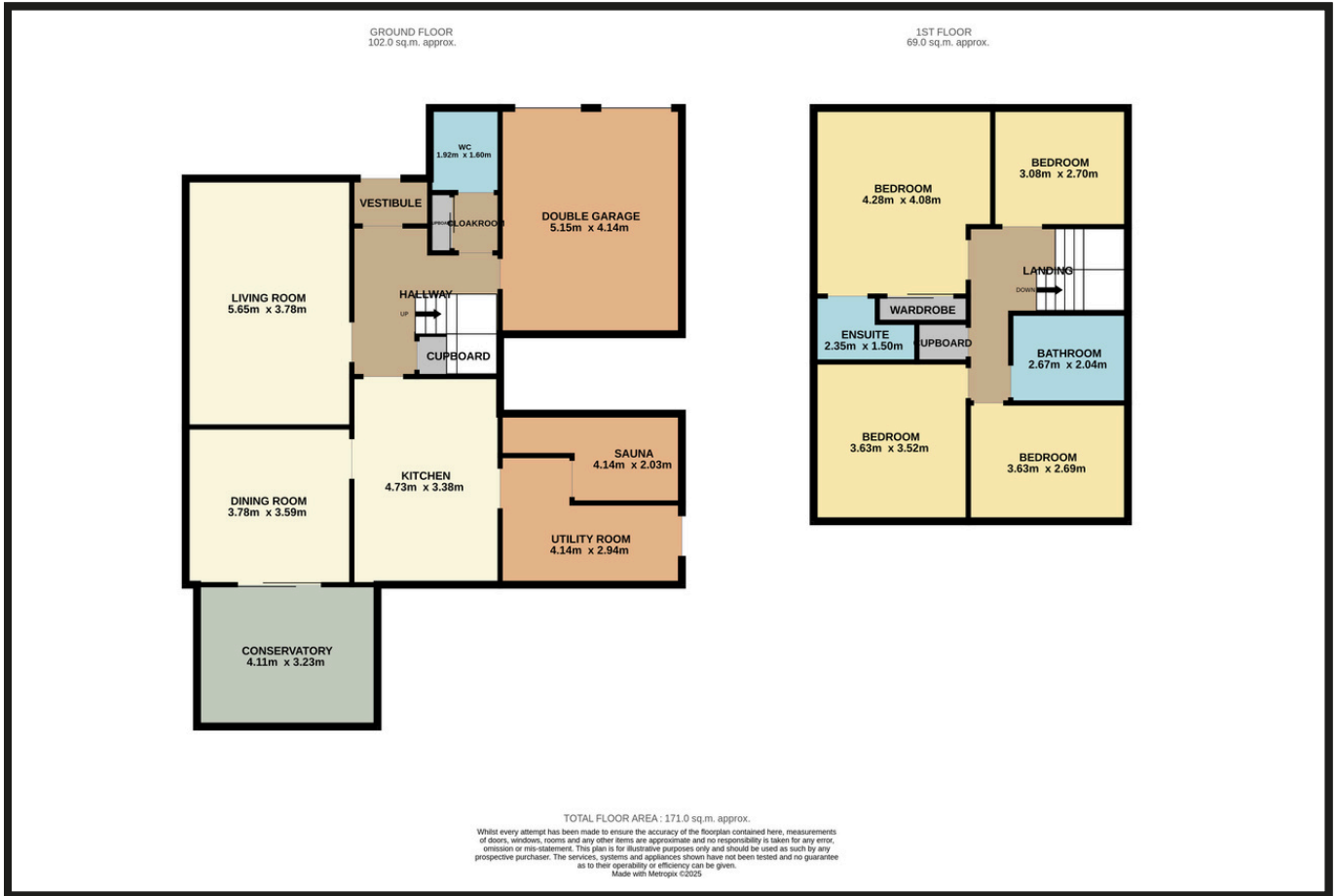
**ITEMS OF FURNITURE AS DETAILED ARE INCLUDED IN THE SALE.**  
**ALL WINDOW BLINDS AND CURTAINS WHICH ARE IN SITU ARE INCLUDED IN THE SALE.**

**GARDENS:** Easily maintained front garden neatly laid to lawn and flower borders. Large pavior driveway offers ample off-street car parking and leading to the integral Double Garage. Gate and side access pathway leading to the fully enclosed rear garden which is laid out to lawn with mature trees, shrubs and bushes and which has been very well tended. Flower borders with mature plants and flowers. Raised rockery and gravel area. Clothes drying area and a patio seating area, all enjoying a sunny aspect and ideal for outdoor entertaining/al fresco dining. There is new boundary fencing on both sides of the property. Built-in BBQ. Wooden Garden Shed included.





# 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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