

Connelly Yeoman



65 RAVENSBY ROAD, CARNOUSTIE, DD7 7NH

TERRACED VILLA



Key Features

- Located in a very popular residential area within easy reach of central amenities
- Well proportioned accommodation over two levels enjoying an open outlook
 - Gas Fired Central Heating and Double Glazing, ample storage
- Enclosed gardens to the front and rear, Residents' car parking area



OFFERS OVER

£125,000

Property Description

This well presented, bright and airy, one and a half storey TERRACED VILLA is ideally situated within a well established and popular residential area of Carnoustie, close to the town centre and with most amenities within easy reach. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. On entering the property into the welcoming Hallway, there is access through into the spacious Lounge and Dining Area with feature patio doors leading out to both the front and rear gardens, a spacious Kitchen and good-sized Shower Room. On the upper floor there are two generously proportioned Bedrooms, both of which enjoy an open outlook to the front. Externally, there are neatly laid out, enclosed garden areas to the front and rear. Overall, whilst requiring a degree of modernisation, the property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE & DINING AREA, KITCHEN, SHOWER ROOM: UPPER FLOOR:- 2 BEDROOMS

ENTRANCE HALLWAY: Enter into the property via the front entrance door into the spacious and welcoming Hallway, with a wooden staircase leading to the upper floor. A front-facing window allows ample natural light. Large, built-in cloaks/storage cupboard housing the electric meter and fuse box. CH Radiator. Internal door leads off into the Lounge.

LOUNGE & DINING AREA: Approx. 12'5 x 27'. A bright and spacious Lounge and Dining Area, with feature Patio doors leading out to the front garden area and a further set of Patio doors to the rear at the dining area with steps leading out to the rear garden. Ample space for furniture settings and space for dining table and chairs. Two CH Radiators.

KITCHEN: Approx. 14'3 x 12'7 with a rear-facing window and external door leading out into the rear garden. The kitchen is fitted with a range of base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink and mixer tap. Space for kitchen appliances. CH Radiator.

SHOWER ROOM: Approx. 6'9 x 7'3. Comprising WC and wash-hand basin, glazed shower cubicle housing a power shower. Front-facing opaque glazed window allows for ample natural ventilation. CH Radiator.



UPPER FLOOR LANDING: Attractive staircase to the upper floor, with access to the Bedrooms. The small hall at the top of the stair has an access hatch leading into the loft space.

BEDROOM 1: Approx. 12'6 x 17'2. A spacious bedroom with front-facing window which has an open outlook overlooking a park area and beyond towards the sea. Ample space for bedroom furnishings. CH Radiator. Large, walk-in wardrobe with shelving, hanging space and light. Access into the eaves for storage.

BEDROOM 2: Approx. 10'3 x 20'3. Another spacious bedroom with front-facing window which has an open outlook. Ample space for bedroom furnishings. CH Radiator. Large, walk-in storage cupboard housing the gas central heating boiler.

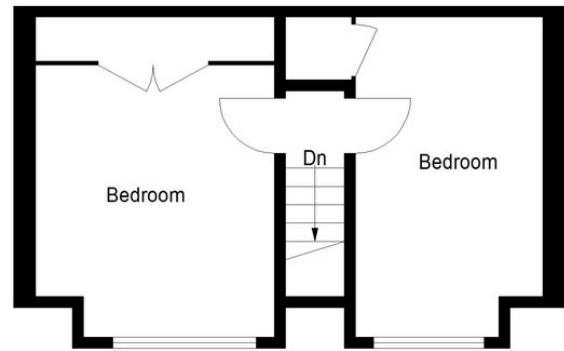
GARDENS: Enclosed front garden area neatly laid out with lawn and established shrubs, and a patio/seating area. The enclosed rear garden is again neatly laid out with a small patio/stone area and lawn. Timber wooden Shed included. Rotary clothes dryer. Rear access gate.



Property Professionals

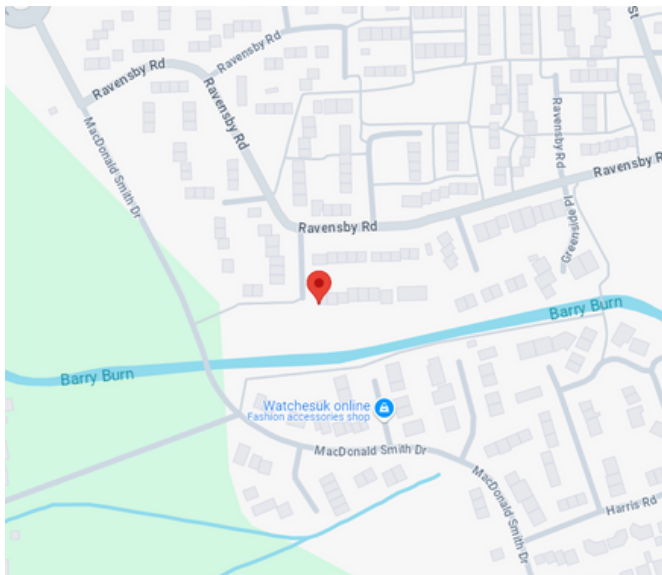


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1149764 / Ref:89662)



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