

Connelly Yeoman

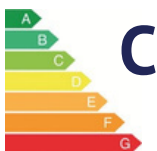


79 LINEFIELD ROAD, CARNOUSTIE, DD7 6DT

SUPERIOR DETACHED VILLA



- Set within a very desirable location close to all local amenities
- An extended superior detached villa offering spacious accommodation, presented in excellent order
 - Situated in a quiet cul-de-sac with an easy to maintain garden
 - Gas central heating and double glazing



OFFERS OVER
£300,000

Property Description

This modern extended SUPERIOR DETACHED VILLA must be viewed to appreciate the generous accommodation on offer. Situated in a quiet cul de sac the property is close to the many local amenities and services available in the Angus coastal town of Carnoustie. Carnoustie is served by a variety of local and national shops, cafes and restaurants, primary & secondary schools, as well as the internationally famous Championship Links Golf Course and award winning beach. Only minutes away from the A92 providing an easy commute to Dundee or travel further afield to Aberdeen, Perth and beyond. Immaculately presented, this sympathetically extended family home offers flexible accommodation on two levels and generously proportioned rooms. At ground level, there is a lounge, conservatory, formal dining room, dining kitchen, utility room, family bathroom and a master suite. Upstairs, there are three further double bedrooms and a shower room. To the front of the property there is a large parking area with a lock block driveway and Astro turf for easy maintenance. The rear garden is fully enclosed laid mostly to lawn with a patio seating area and a stone chipped drying area. A large wooden shed will remain with the property.

ACCOMMODATION:

HALLWAY, LOUNGE, DINING ROOM, CONSERVATORY, DINING KITCHEN, UTILITY ROOM, FAMILY BATHROOM, MASTER SUITE, 4 DOUBLE BEDROOMS, SHOWER ROOM.

HALLWAY:

Entry is via a double glazed door into a welcoming hallway with tile effect flooring. A large understairs cupboard provides excellent storage. There is a modern radiator and spotlights to the ceiling.

LOUNGE:

Approx. 12'7 x 17'9. A bright and spacious lounge with a lovely outlook across the front garden and the cul de sac beyond.

DINING ROOM:

Approx. 10'6 x 12'. Could also be utilised as a 5th bedroom and overlooks the front of the property.

DINING KITCHEN:

Approx. 16'4 x 14'10. With base units incorporating a sink with a mixer tap and view to the rear of the property. There is granite work surfaces incorporating a breakfast bar area with space for seating, Neff oven, five burner gas hob with extractor above and stainless steel splash back, an integrated dishwasher, space for an American style fridge freezer and a combi microwave oven. There are spotlights to the ceiling and a radiator. The conservatory is accessed from the kitchen.

CONSERVATORY:

Approx. 11'5 x 17'. The conservatory overlooks and provides access into the rear garden.

INNER HALLWAY: This inner hallway provides access into the family bathroom and has a radiator and lighting.

FAMILY BATHROOM:

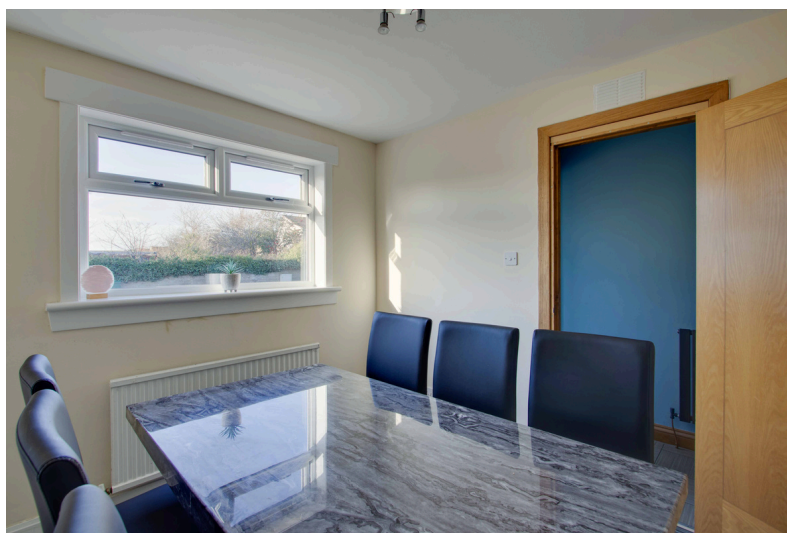
Approx. 8'10 x 15'2. A generous bathroom with a large shower cubicle housing a power shower which has both hand held and deluxe attachments. There are double his and her sinks with mixer taps and mirror and lighting above, a WC and a large double ended, free standing bath. A rear facing window provides both natural light and ventilation and spotlights to the ceiling.

UTILITY ROOM:

Approx. 8'2 x 8'6. With plumb space for an automatic washing machine and further appliances. The central heating boiler is located here.

OUTSIDE:

There is a large parking area to the front of the property with a lock block driveway. For ease of maintenance there is Astro turf to the side and a wooden gate leading to the rear garden. This is fully enclosed with an area laid to lawn with a patio seating area and a stone chipped drying area. A large wooden shed is positioned in the rear garden and will remain with the property.



MASTER BEDROOM:

Approx. 14'10 x 18'8. A very spacious master suite with ample space for furnishings with a radiator and access into the ensuite shower room.

ENSUITE SHOWER ROOM:

Approx. 9'9 x 8'2. With a large double shower cubicle housing a power shower with both hand held and deluxe attachments. There is a vanity area incorporating a wash hand basin and WC. The ensuite is tiled with spotlights to the ceiling, an extractor fan and front facing window.

UPSTAIRS LANDING:

The upper floor is reached by a wooden balustrade staircase with a side facing velux window.

BEDROOM 2:

Approx. 13'8 x 18'3. A big, spacious and bright double bedroom with front and rear facing Velux windows and ample space for furnishings.

BEDROOM 3:

Approx. 18'4 x 11'5. A large double bedroom, facing toward the front of the property with plenty of room for furnishings.

BEDROOM 4:

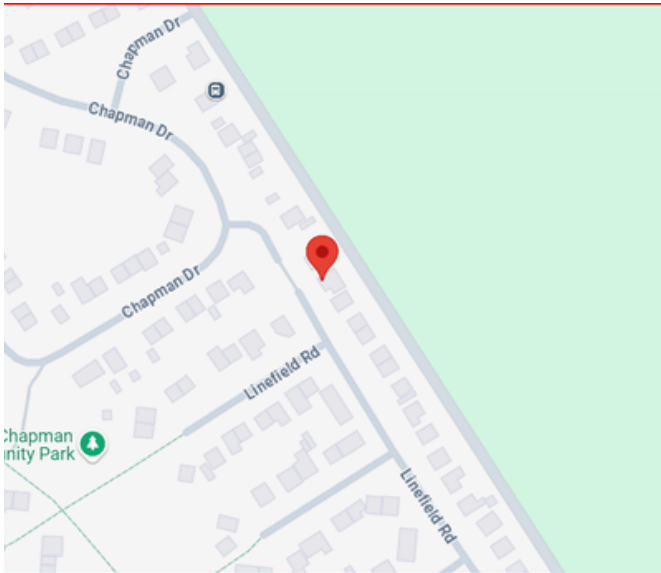
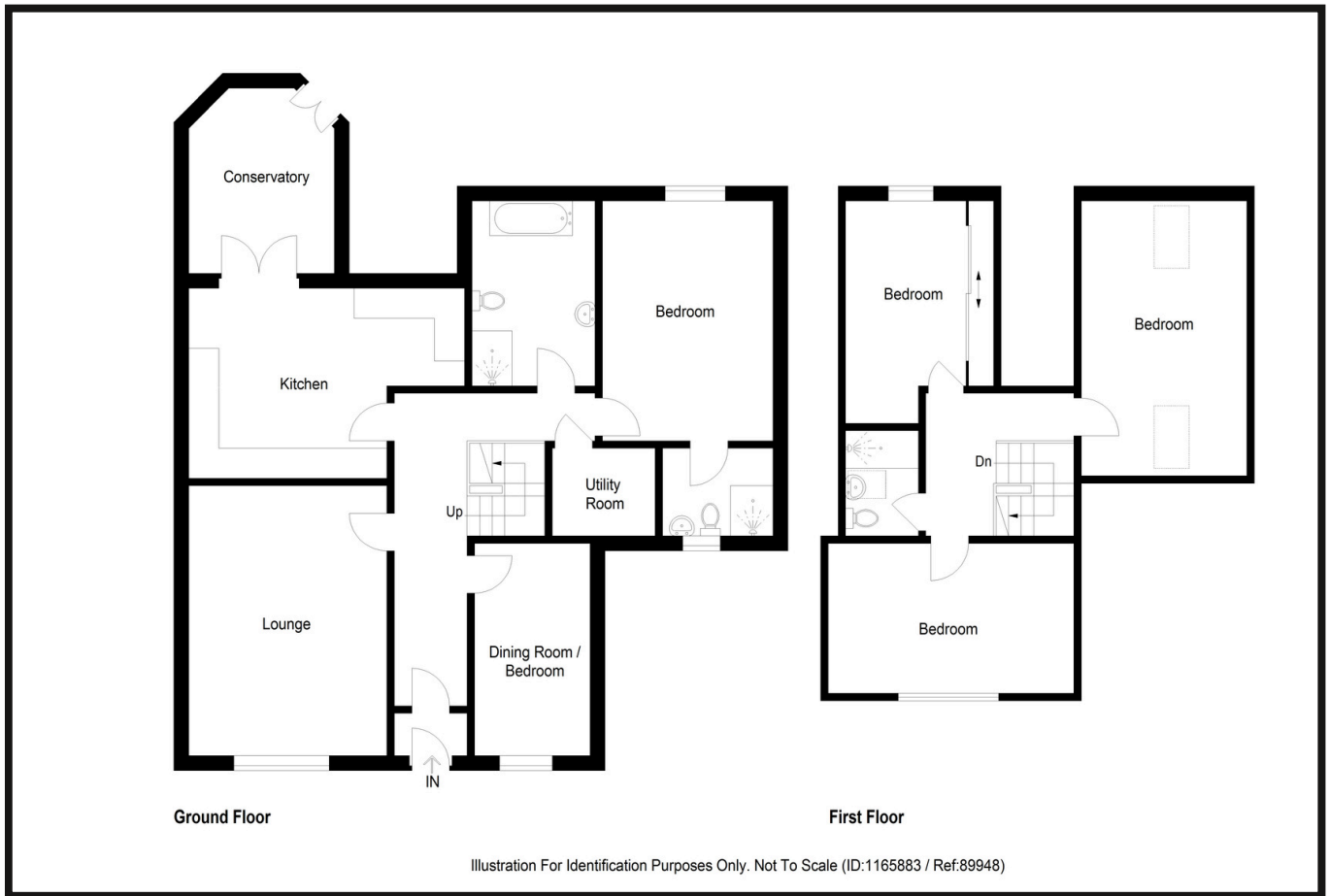
Approx. 9'10 x 12'3. A rear facing bedroom with open countryside views and beyond towards the sea. There is a range of shelved and hanging wardrobes with sliding wooden doors and a central mirrored door.

SHOWER ROOM:

Approx. 5'6 x 7'10. With a double shower cubicle housing an electric shower, wash hand basin and WC. There is a side facing Velux window providing natural light and ventilation, an extractor fan and spotlights to the ceiling.



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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