

Connelly Yeoman



62 MACDONALD SMITH DRIVE
CARNOUSTIE DD7 7TB

SEMI DETACHED
VILLA



Key Features

- Well presented Two Bedroom Semi Detached Villa (chalet style villa)
- Located in a popular residential area of Carnoustie within easy reach of amenities
- Gas Fired Central Heating and Double Glazing, Conservatory to the rear
- Neatly laid out gardens, Driveway with ample car parking, Car Port



OFFERS OVER

£160,000

Property Description

This attractive, bright and airy, two bedroom SEMI DETACHED VILLA (chalet style villa) is ideally situated within a popular residential area to the east end of the town, within easy reach of most central amenities and services which Carnoustie has to offer, including both primary and secondary schools, Health Centre, Leisure Centre and of course the ever popular world renowned Carnoustie Golf Links and sea/coastal walkway areas. The property provides well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. Externally, there are neatly laid out gardens to the front and rear, with a long gravel driveway affording ample off-road car parking and leading to the Car Port. There is an Electric car charging point at the side of the property. Overall, this property is well presented and would suit a variety of buyers, with early viewing recommended.

ACCOMMODATION: ENTRANCE HALL AREA, LOUNGE & DINING AREA, CONSERVATORY, KITCHEN; **UPPER FLOOR:-** 2 BEDROOMS, BATHROOM.

ENTRANCE HALL AREA: Attractive front entrance door into the Hall area, with access into the Lounge. Wood flooring. CH Radiator.

LOUNGE & DINING AREA: Approx. 23'5 x 12'7. Spacious Lounge with a large picture window overlooking the front of the property. This opens through into the Dining Area to the rear of the property. Wood flooring continues through. CH Radiator, The dining area has ample space for dining table and chairs, with feature French/Patio doors lead out into the Conservatory.

CONSERVATORY: Approx. 13'3 x 9'. A lovely addition to the property, which overlooks the rear garden. External door out to the rear garden.

KITCHEN: Approx. 11'1 x 8'4. The kitchen is fitted with a range of modern base and wall mounted units in a grey finish, complimentary worktop surfaces in stone, with sink, drainer board and flexible tap fitment. **Integrated Fridge/Freezer, Automatic washing machine, Microwave Oven, Electric Induction Hob with a modern extractor hood above, main Electric Oven.** Built-in cupboard housing the Gas boiler (serviced on a yearly basis). A rear-facing window looks into the Conservatory and a double glazed door leads out to the side of the property where the car port is and then into the rear garden.



UPPER FLOOR LANDING with access to the Bedrooms and Bathroom. Wood flooring which is continued into the Bedrooms. Replacement oak veneer doors.

BEDROOM 1: Approx. 12'4 x 9'10. Double-sized main Bedroom with front-facing window. Wood flooring. Neutral decor. Built-in wardrobe with mirror sliding doors. CH Radiator.

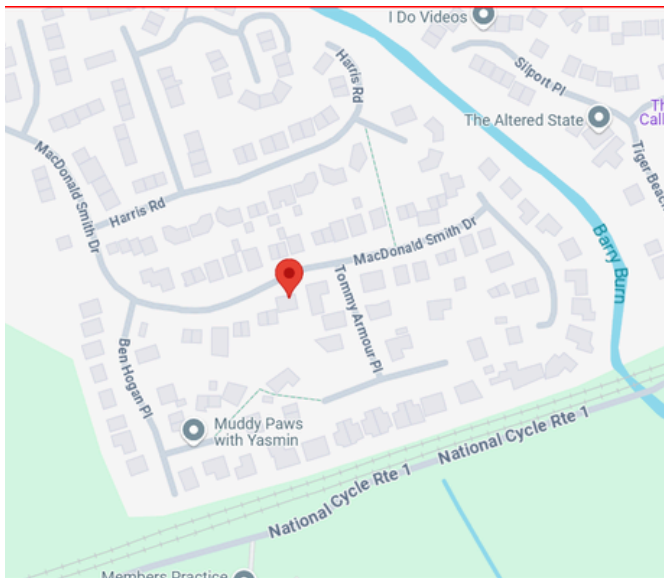
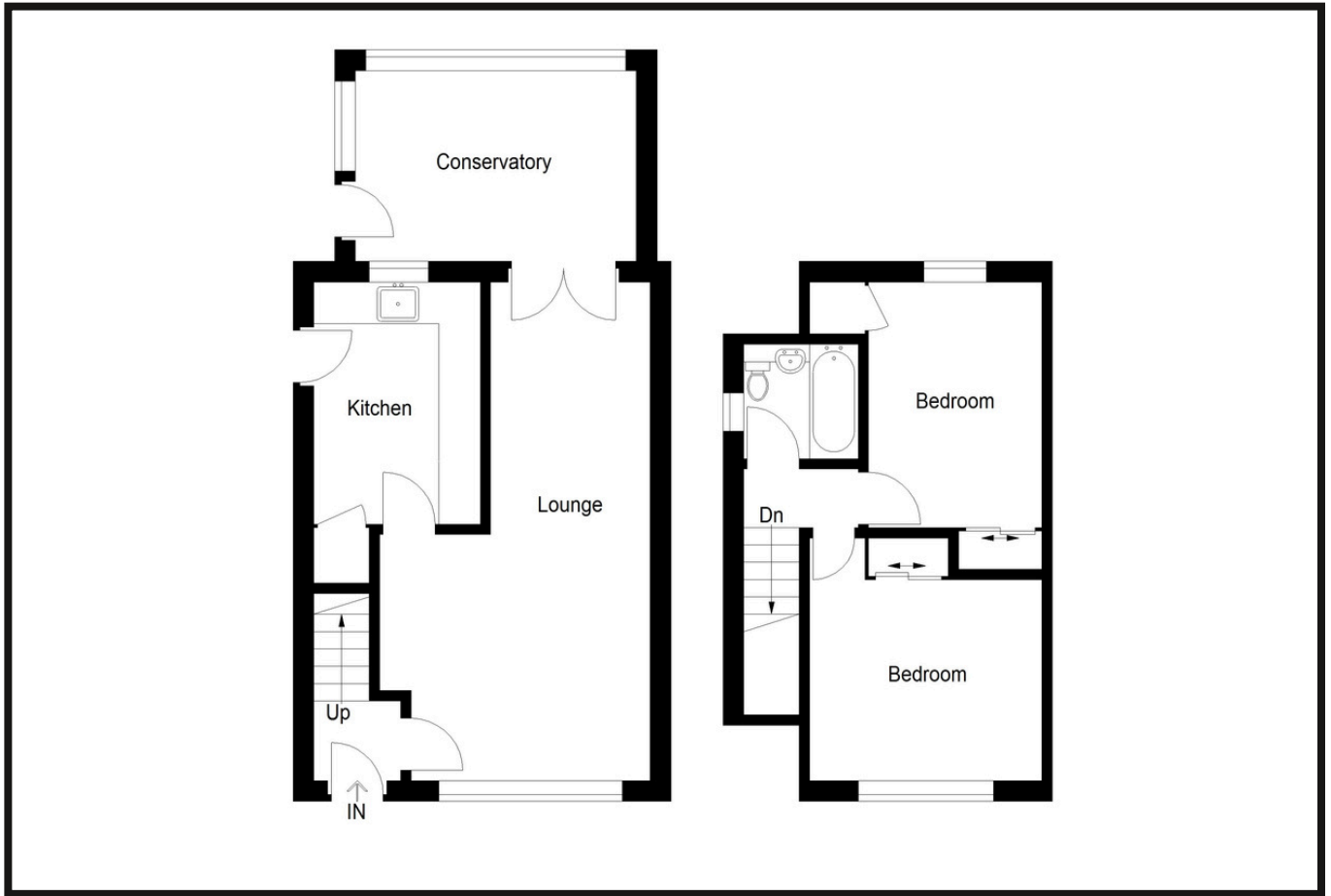
BEDROOM 2: Approx. 12' x 9'4. Another good-sized Bedroom with a rear-facing window. Wood flooring. Built-in wardrobe with mirror sliding doors and further built-in storage cupboard with shelving. CH Radiator.

BATHROOM: Approx. 6'4 x 5'4. Comprising a three piece bathroom suite with a power shower and glazed shower screen over the bath. Full wall tiling and floor tiling. CH Radiator. Side-facing opaque glazed window allows for natural ventilation.

GARDEN: The front garden is neatly laid to lawn with mature shrubs and trees, paved pathway to the front door. Gravel drive with ample off-road car parking and leads to the Car Port. Electric charging point. The enclosed rear garden enjoys a southerly aspect and is neatly laid out, with an attractive paved patio area for outdoor seating/entertaining, mature borders with shrubs and bushes. Wooden Shed included in the sale.



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**

tspc

Connect with us

