

Connelly Yeoman



**148 LINEFIELD ROAD
CARNOUSTIE, DD7 6DT**

**SEMI DETACHED
BUNGALOW**



Key Features

- Located in a very popular, established residential area of Carnoustie
- Electric Storage Heating and Double Glazing
- Driveway, Gardens to the front and rear



OFFERS OVER
£145,000

Property Description

This bright and airy, two bedroom SEMI DETACHED BUNGALOW is ideally situated within a very popular, established residential area of Carnoustie and within easy reach of the town centre amenities and services. The property is also situated within easy walking distance of Carlogie Primary School and childrens' play park area. On entering the property into the Hallway, there is a bright and spacious Lounge, Kitchen and Rear Porch, Shower Room and two good-sized Bedrooms. There are also the benefits of Electric storage heating and Double glazing. A degree of modernisation and/or cosmetic upgrading may be required. Externally, the driveway offers ample off-street car parking and the front garden is laid to lawn with borders of established shrubs and bushes. The rear garden is laid out with pebbled stones. This property represents an ideal "Starter Home" for the First Time Buyers or perhaps a retirement purchase, with scope for adding value in the future. Early viewing recommended.

ACCOMMODATION: ENTRANCE HALLWAY, 2 BEDROOMS, KITCHEN & REAR PORCH, SHOWER ROOM, LOUNGE.

ENTRANCE HALLWAY:

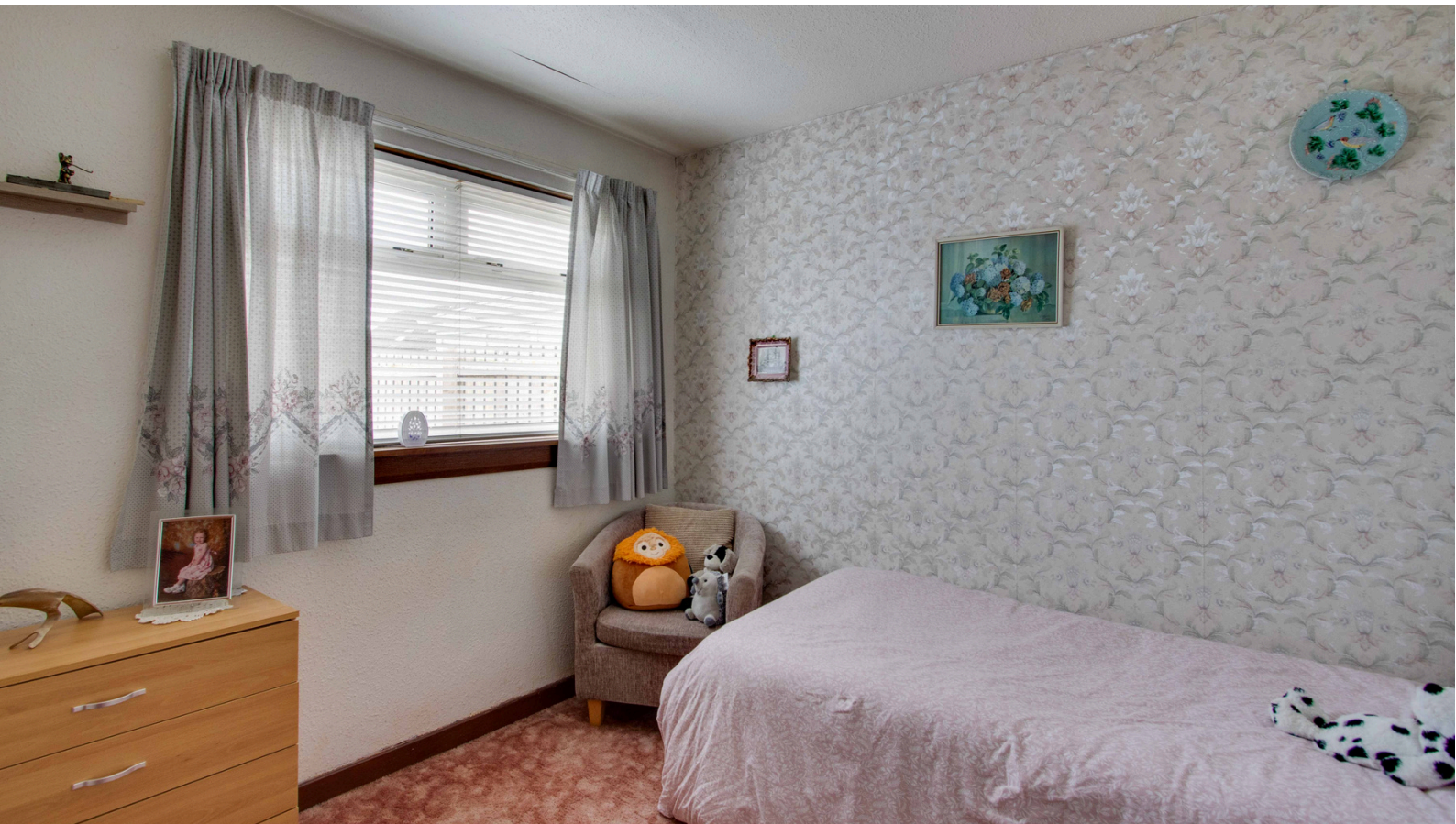
Enter into the property via the main front glazed entrance door into the Hallway, with access hatch into the loft space. Electric storage heater. Access to the Bedrooms, Lounge, Kitchen and Bathroom.

BEDROOM 1:

Approx. 10'3 x 11'5. A good-sized Bedroom with a front-facing window. Built-in wardrobe (shelving and hanging space) with sliding doors. Additional built-in shelved storage cupboard.

BEDROOM 2:

Approx. 13'2 x 11'5. Another good-sized Bedroom, with a rear-facing window. Built-in wardrobe (shelving and hanging space).



KITCHEN & REAR PORCH AREA:

Kitchen area - Approx. 14'6 x 7'6. The kitchen has base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink and mixer tap. Space for kitchen appliances. Electric panel heater. Rear-facing window and external door leading out into a lean-to Porch area. Access from here into the rear garden. The Porch measures approx. 12'5 x 7'4.

SHOWER ROOM:

Approx. 10'2 x 5'6. Comprising a wash-hand basin in a vanity unit, WC., and a shower cubicle housing an Electric shower. Side-facing opaque glazed window for natural light and ventilation.

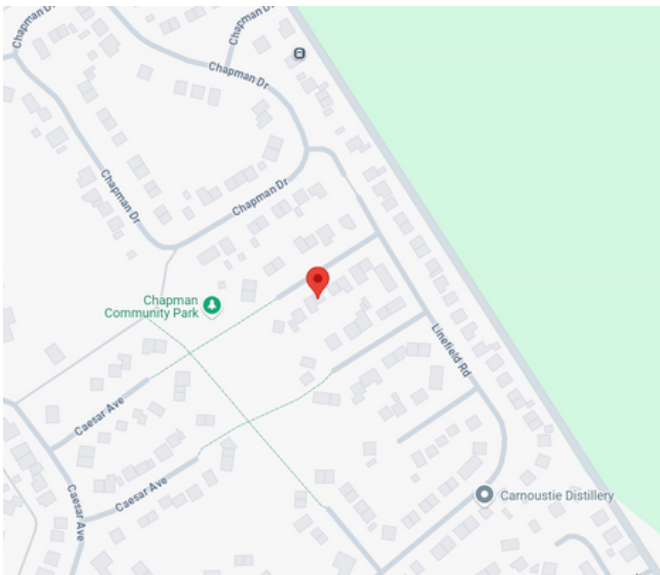
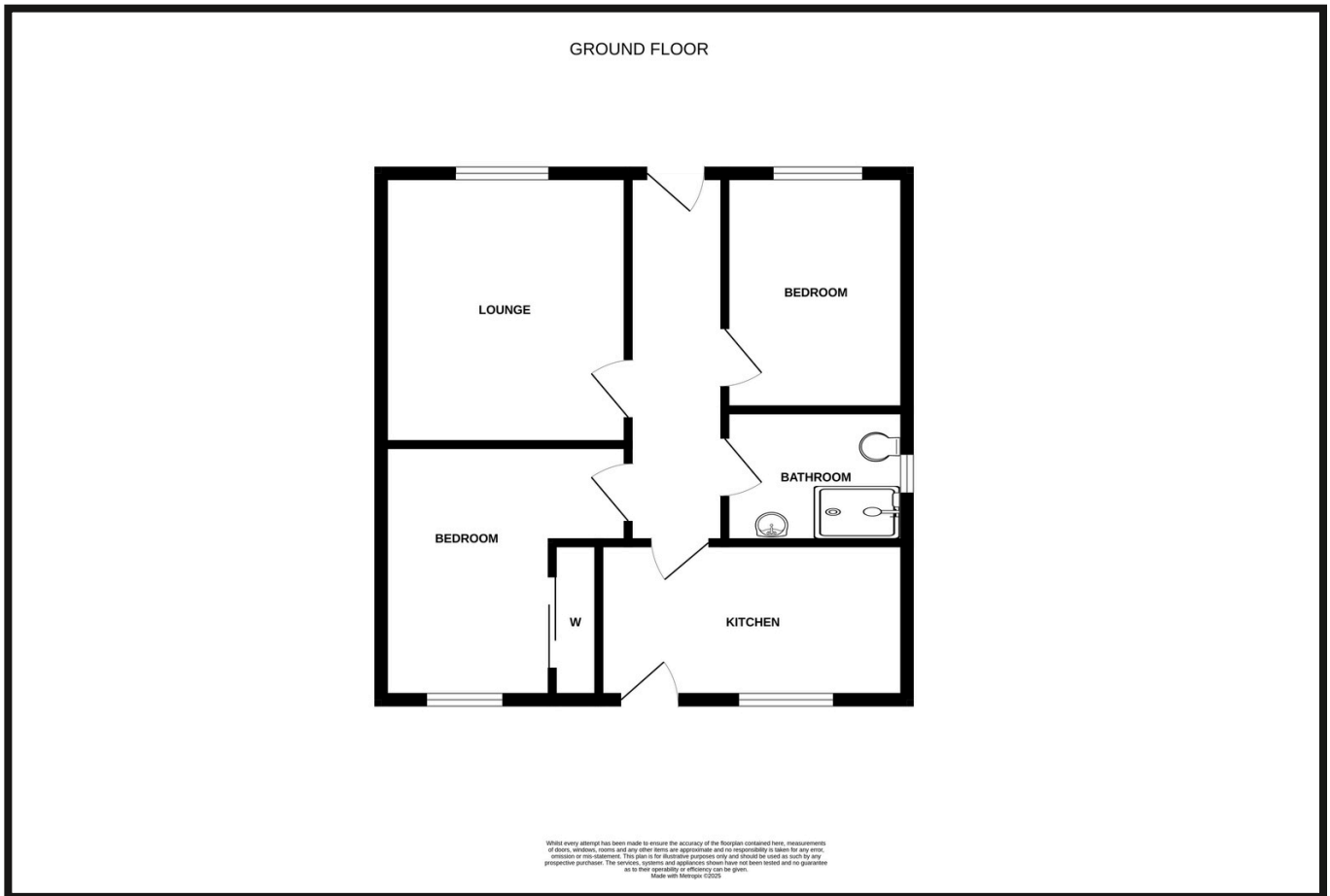
LOUNGE:

Approx. 13'2 x 15'7. A bright and spacious Lounge with a large, front-facing window. Electric storage heater.

GARDENS: Long driveway offering ample off-street car parking. Front garden laid to lawn with borders of established shrubs and bushes. Rear garden laid out with pebble stones.



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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