

Connelly Yeoman

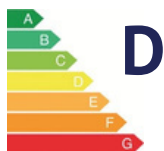


**40 BRAEHEAD DRIVE
CARNOUSTIE DD7 7SX**

DETACHED VILLA



- Ideally located in a very sought after residential area yet close to amenities
- An immaculately presented family home of generous proportions over two levels
 - Gas Fired CH and Double Glazing, modern decor, fittings and fixtures
- Large Driveway with ample car parking. Delightful, mature Gardens to the front and rear



OFFERS OVER
£260,000

Property Description

This exceptionally well presented DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. The property is ideally located within a very sought after, established residential area on the northern periphery of the town, yet within easy reach of all central amenities and services, including easy access to both primary and secondary schooling (both Woodlands Primary School and Carnoustie High School are located within close proximity). Carnoustie is served by a whole host of amenities and services, including a variety of local and national shops, cafes, restaurants and public houses, Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Course together with the ever popular beach front and promenade areas. The property can only be described as "walk-in condition" with modern neutral decor, stylish fittings and fixtures, together with the benefits of Gas fired central heating and Double glazing. Externally, the property exudes "kerb" appeal, with the front garden all neatly laid out in lock-block pathways and driveway, stone-chipped area with established Torquay palms, lawn and shrub borders. The large driveway affords ample off-street car parking for at least two vehicles. The delightful, enclosed rear garden is again neatly laid out, mostly to lawn with patio, mature trees and shrubs. There is also a useful Cabin/Home Office. Overall, this property represents an ideal family home and early viewing is highly recommended to appreciate.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, OPEN PLAN DINING & KITCHEN, MASTER BEDROOM & BEDROOM 2, BATHROOM.
UPPER FLOOR:-2 FURTHER BEDROOMS & BOXROOM, FAMILY SHOWER ROOM.

ENTRANCE HALLWAY: Enter into the property via a very attractive double glazed front entrance door with a matching side panel, leading into the Hallway. In the welcoming reception Hallway, which has solid oak replacement internal doors, there is access into Lounge and Kitchen, the main ground floor Master Bedroom, Bedroom 2 and a useful storage cupboard.

LOUNGE: Approx. 14'11 x 12'7. A spacious family lounge area, with a large, picture window overlooking the front garden. Neutral decor. Ceiling cornice. There is a super wood burning stove in the corner of this room, with wall tiling and set on a hearth. Sliding oak doors with glass panels leads through into a Dining Area and open plan Kitchen, these doors can be fully opened up to make this a very versatile family living space. Feature wood flooring which continues through into the Dining Kitchen.



DINING KITCHEN: Approx. 17'9 x 12'4. Ample space for dining table and chairs, with a side-facing window at the dining area. Open plan to the kitchen where there is a side-facing window and external door. The kitchen area is well appointed, fitted with a range of modern base and wall mounted units in a grey finish, feature high quality worktop surfaces and moulded around the sink and drainer. Breakfast bar area with stools underneath and additional storage. Large Range Cooker with a gas hob. Integral Fridge/Freezer, Dishwasher and Automatic Washing Machine. Inset ceiling downlighters and further pendant hanging lights over the cooker. Contemporary wall mounted CH Radiator.



BATHROOM: Approx. 7'11 x 5'4. A well appointed ground floor bathroom, comprising a three piece white bathroom suite with a shower over the bath and wet wall panel finish at the bath area. Attractive white brick-effect wall tiling with dark grout. Black and white mosaic tiled effect flooring. CH Radiator. High level opaque glazed window allows for natural light and ventilation.



BEDROOM 2: Approx. 11' x 10'5. Another good-sized double bedroom, which has neutral decor and a large, rear-facing window. Feature wood flooring. CH Radiator.

MASTER BEDROOM: Approx. 11'11 x 11'. A spacious master bedroom which is tastefully decorated and which has a large, front-facing window. There are two sets of double wardrobes with louvre doors. CH Radiator.

UPPER FLOOR LANDING AREA: Staircase leading to the upper floor accommodation. On the landing there is access to two Bedrooms and the family Shower Room. There are modern, replacement oak internal doors. Built-in shelved storage cupboard and further large, walk-in storage cupboard with hanging rail, from here there is access into the attic (which may be suitable for future conversion). Also in the upper landing another access door leads into a further large attic space. This attic space is floored and insulated, and the Gas central heating boiler is located here.



BEDROOM 3: Approx. 11'6 x 9'3. A good-sized bedroom, decorated in modern muted tones, and this room has a front-facing window. CH Radiator. From this bedroom there is a door leading into a further bedroom/boxroom area.

BOXROOM: Approx. 9'7 x 7'7. This space offers adaptable room use, ideal as a walk-in dressing room/playroom.

FAMILY SHOWER ROOM: Approx. 8'11 x 5'8. A modern and exceptionally well appointed family shower room, which comprises wash-hand basin and WC., with built-in vanity units in a black coloured finish. Large, walk-in shower area. Modern wall tiling in a grey marble effect. Contemporary, wall mounted black coloured CH towel radiator. High gloss black floor tiling. Sky roof window allows for ample natural light into the shower room.

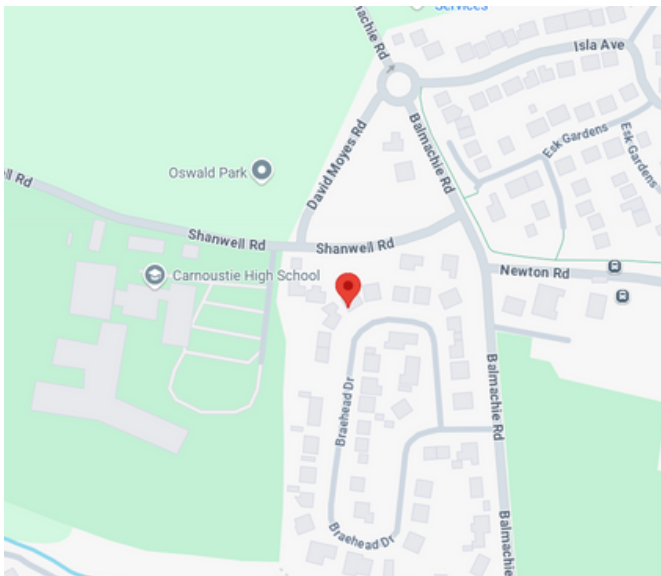
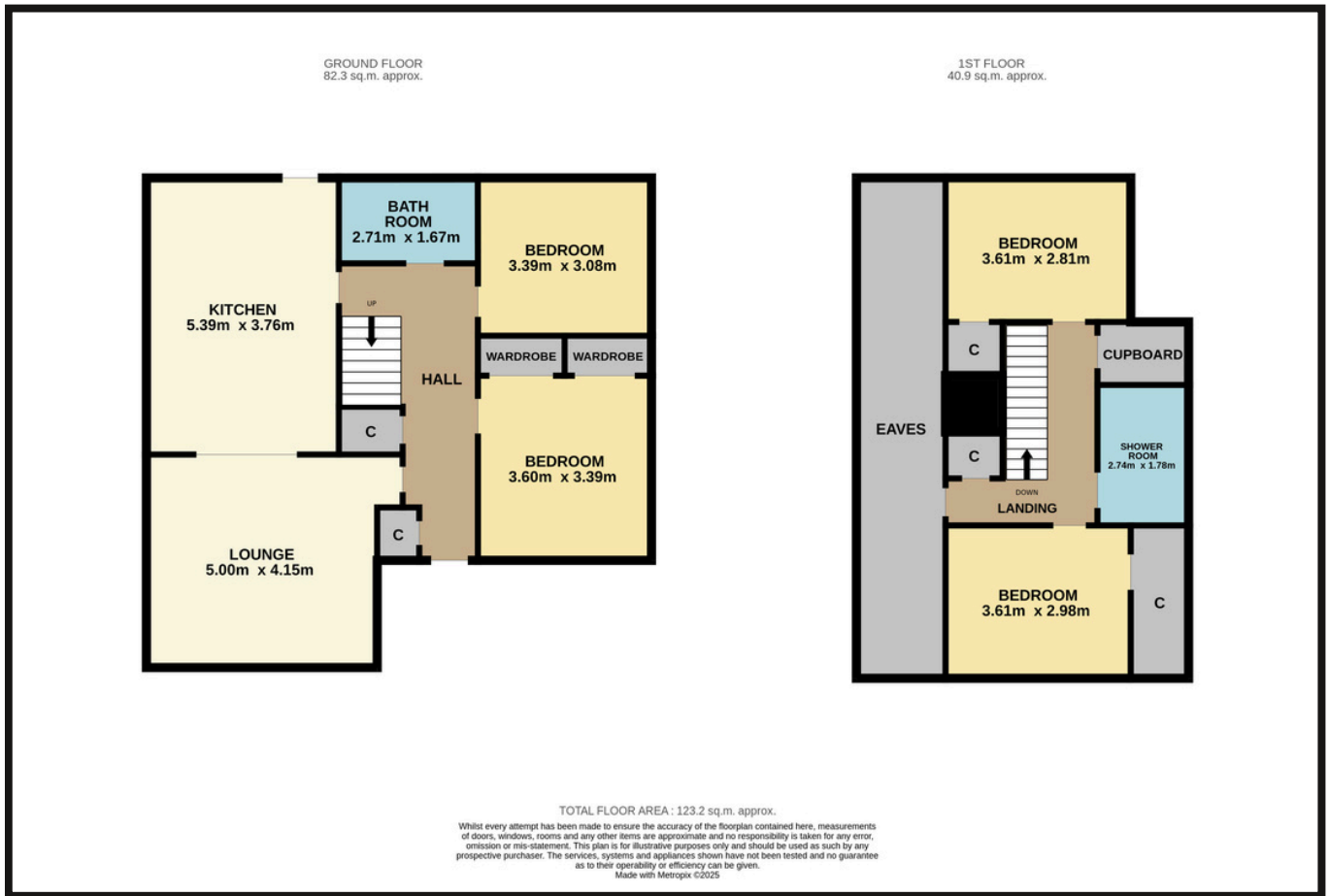
BEDROOM 4: Approx. 11'5 x 9'. Upper floor bedroom with a rear-facing window. Built-in wardrobe cupboard offering ample storage. CH Radiator.

GARDENS: The property occupies a beautifully presented and generously proportioned garden site. To the front of the property, this area has been neatly paved with a lock-block pathway to an under-covered Porch/Verandah which offers an ideal outdoor seating area. Electric car charging point. External electric power sockets. An area of coloured stone-chips with feature Torquay palms, and a lawn with borders of mature shrubs and bushes. A lock-block driveway offers ample off-street car parking. The enclosed rear garden is mostly laid to lawn, with established trees and shrubs. There is a lovely patio / seating area with feature porcelain paving tiles. Large Summerhouse with power and light and Wifi connection. Log store and garden Shed. A gate from the rear garden leads onto Shanwell Road, ideal for access to the High School.

CABIN/HOME OFFICE: Approx. 11'3 x 9'9. Large wooden Cabin, ideal as a Home Office, with power sockets, electric light and wifi connection. Windows allow for ample natural light.



Property Professionals



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