



Alan E Masterton

SOLICITORS & ESTATE AGENT

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12 Dobson Drive, Carnoustie, DD7 6GQ

5 Bedroomed Detached Villa

Offers over £340,000



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Situated within the ever-popular coastal town of Carnoustie, on a quiet street of similar styled properties, 12 Dobson Drive is an immaculately presented 5 bedroomed family home.

This superior detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, a versatile family room that over looks the front of the property, generously sized lounge, rear facing kitchen with utility and dining area with French doors opening out into a fully enclosed garden with a large, raised decking and pergola. A w.c, under stair storage cupboard and bedroom which would also make an ideal home office space or playroom complete the ground level. Stairs from the hallway lead to an upper galleried landing giving access to the master bedroom with en-suite, a further 3 bedrooms and shower room.

This ready to move into, modern home has close access to all local amenities, shops, transport links, fitness centre, beach and golf courses.





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Entrance Hall:

Bright and welcoming entrance hall accessed through a composite security door with decorative glass. The hallway gives access to the lounge, dining kitchen, family room, lower level bedroom, w.c and storage cupboards. Carpeted staircase leads to a galleried top landing giving access to all bedrooms, family shower room and large storage cupboard.

Lounge: **5.35m x 4.10m:**

A well-proportioned, spacious family room. The large window overlooking the rear garden of the home floods this room with natural light making it a cosy and comfortable spot to relax.

Kitchen/ Dining: **6:30m x 2.80m:**

A spacious kitchen which benefits from a dining area. French doors lead out into the enclosed garden with well maintained raised decking area giving the option to fully open up this living space in the warmer months. Ample storage space within the kitchen is provided by a good range of wall and base units with complementary worktop and tiled splashback. Appliances within the kitchen include a built-in double oven, 4 gas burner hob with integrated extractor.

Utility: **2.35m x 1.60m:**

Leading off from the kitchen, the utility area gives an excellent additional storage space with space for washing machine and tumble dryer.

Family Room/ Dining: **3.65 x 3.60m:**

A great additional, versatile room which would make an ideal home office space or playroom overlooking the front of the home.

W.C: **1.60m x 1.25m:**

Accessed directly from the entrance hall, this spacious cloakroom consists of a w.c and wash hand basin

Bedroom 5: **3.05m x 2.70m:**

Another versatile room, the lower-level bedroom overlooks the front of the home.

Upper Floor:

Master Bedroom: **4.90m x 3.45m:**

An extremely generous sized bright and airy master bedroom with window overlooking the front of the home and two double built-in wardrobes provide ample storage space. The master also benefits from an en-suite with bath as well as shower.

En-Suite: **3.75m x 2.64m:**

A generous sized en-suite with large shower enclosure with mains operative shower within, bath, double wash hand basins within a large vanity unit, w.c. and large storage cupboard.

Bedroom 2: **3.65m x 3.20m:**

Another bright and airy bedroom overlooking the front of the property with built in double wardrobe.

Bedroom 3: **3.10m x 3m:**

A generous sized double bedroom with window overlooking the rear of the home and built in double wardrobe.

Bedroom 4: **3.60m x 2.65m:**

Another generous sized room with window overlooking the rear of the home, ideal youngsters bedroom which benefits from built in wardrobes.

Shower Room: **2.75m x 1.70m:**

A modern family bathroom comprising of an enclosed shower cubicle with mains operative shower within, w.c and wash hand basin within a vanity unit provides excellent additional storage space.

Double Garage:

The double garage is accessed by white up and over doors from the monobloc driveway. Light and power points installed, ideal additional storage or car storage facility.

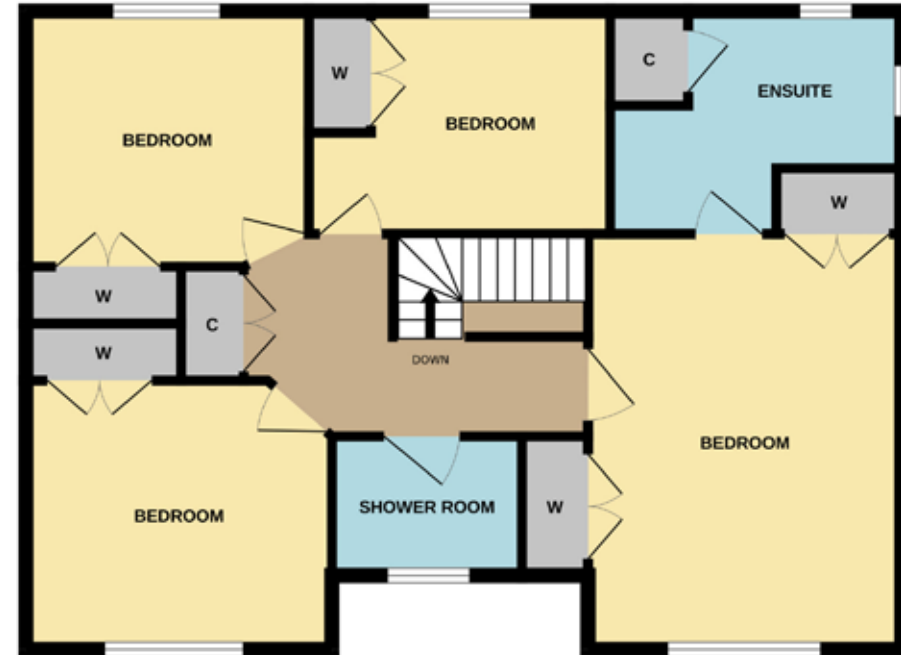
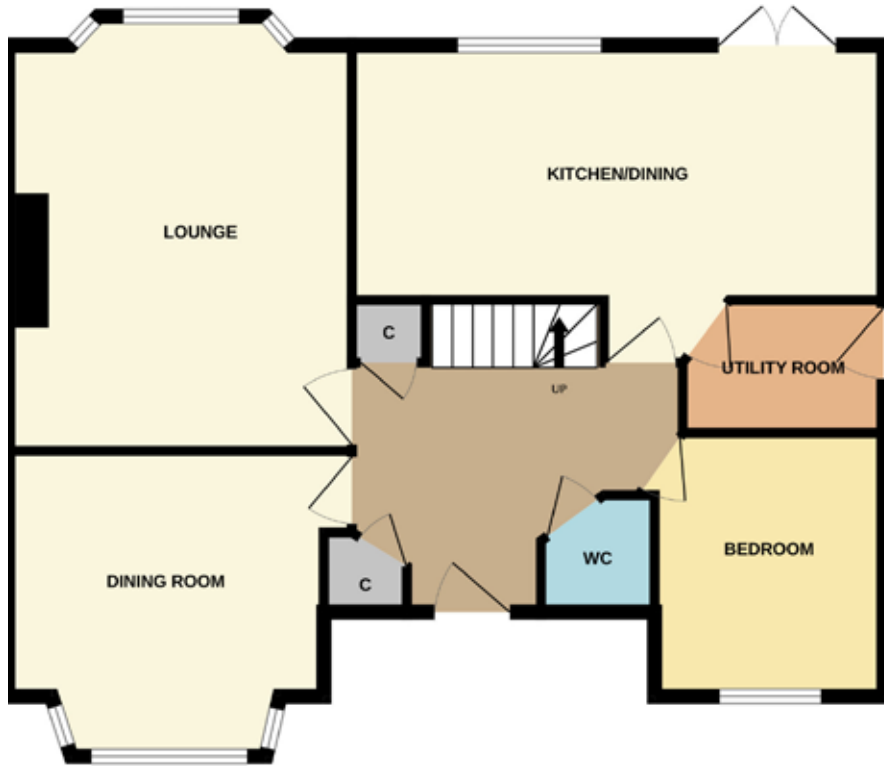












Garden Area:

Attractive low maintenance garden areas to the front and back of the home. The front of the property is laid with lawn with a monobloc driveway leading to a double garage and slabbed path leading to the front entrance. The fully enclosed garden area to the rear of the home is low maintenance and beautifully landscaped with raised decking area and pergola, an ideal spot for outdoor dining and relaxation that can be enjoyed all year round.

Council Tax Band:

F (Angus Council March 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)



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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.