

Connelly Yeoman



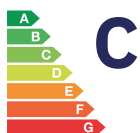
28 THISTLE STREET
CARNOUSTIE DD7 7PR

GROUND FLOOR
APARTMENT



Key Features

- Ideally located in a small cul-de-sac off Thistle Street within easy reach of amenities
- Forming the lower ground floor of a former Victorian Villa set in mature garden grounds
 - Many character features retained, modern fittings and fixtures, Gas CH & DG
 - Large private driveway with ample car parking, established Gardens



OFFERS OVER

£250,000

Property Description

This deceptively spacious and extremely well presented GROUND FLOOR APARTMENT forms the lower conversion of a former stone-built Victorian Villa which is ideally located in a small, secluded residential area of the town, tucked away in a small cul-de-sac, and yet within easy reach of most central amenities. 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 Links together with the ever popular beach front and promenade areas. The property is located within easy reach of both primary and secondary schools, with Carnoustie High School close-by. The property has been well maintained and offers generously proportioned accommodation, with the addition of an extension to the side of the building forming a beautiful Lounge or Family room. There are also the benefits of Gas fired central heating, double glazing and many of the original and characterful features have been retained including high ceilings, ornate ceiling cornicing, focal point fireplaces, a lovely front-facing bay window in the main Lounge. Externally, the established garden grounds are laid out mostly to lawn with mature trees and shrubs. A private driveway enters into the property and offers ample off-road car parking for several vehicles. Overall, this property would suit a variety of buyers and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING:- VESTIBULE & RECEPTION HALLWAY, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3/4 BEDROOMS, BREAKFASTING KITCHEN & OPEN PLAN DINING AREA, LOUNGE, REAR HALLWAY, SITTING ROOM/SNUG/CRAFT ROOM (or BEDROOM 4) FAMILY BATHROOM, UTILITY ROOM AND SEPARATE TOILET/WC.

VESTIBULE & RECEPTION HALLWAY:

Approx. 6'11 x 5'1. Enter into the property via the main front entrance door (with inset coloured glazed panel) into the vestibule. The vestibule has high ceilings with original ornate ceiling cornice and a tiled floor. Original wooden internal door with inset coloured glazed panel leads into the main Reception Hallway.

A spacious and welcoming Reception Hallway, with high ceilings, original ornate ceiling cornicing and phineal plasterwork. Attractive tiled floor. There is a feature wall with scenes wallpaper, in keeping with the heritage style of the property. CH Radiator.



Property Description

BEDROOM 1:

Approx. 14'8 x 13'. A bright and spacious main double Bedroom, with a large double aspect window overlooking the front garden. Feature wallpaper wall, with an original fireplace and wood surround on a tiled hearth. High ceilings with original deep ceiling coving. CH Radiator. Built-in storage cupboard.

BEDROOM 2:

Approx. 13'8 x 12'5. Another spacious double Bedroom, with a twin aspect window to the side/rear of the property. There are wardrobe fitments with mirror sliding doors. High ceilings with deep ceiling coving and picture rail. CH Radiator.

REAR HALLWAY with a tiled floor and this leads to another Bedroom and Family Bathroom.

BEDROOM 3:

Approx. 9'3 x 9'1. A good sized single with a side-facing window. CH Radiator.

FAMILY BATHROOM:

Approx. 12'4 x 8'3 (at widest point into the shower area). The main bathroom has been recently upgraded and comprises of a large corner Jacuzzi bath (a step up into the bath area with LED lighting), built-in black wood grain-effect vanity units, with drawers under the wash-hand basin and a large storage cupboard at the side. The cistern and toilet are also built into the vanity area. Feature stone-effect walls, two large display window shelves with two large opaque glazed windows which allows for ample natural light. Black wood-effect flooring. Contemporary wall mounted CH Radiator and a further chrome towel rail. Walk-in shower area with dark finishings, sliding glazed doors and a rain head shower fitment and chrome fitments. Further window in the shower area. Inset ceiling downlights.

SITTING ROOM/SNUG or a Single Bedroom if required:

Approx. 10'1 x 8'9. This room offers adaptable room use, ideal as a sitting room or home office, craft room, etc., Window to the rear of the property. Wood panelled ceiling and partial wood panelling to the walls. CH Radiator.

MASTER BEDROOM 1:

Approx. 19'2 x 13'11. A spacious master bedroom with large front-facing bay window overlooking the front garden. Original features including high ceilings with original ornate ceiling cornice and centre rose, large focal point fireplace with a granite hearth and incorporating an open fire. CH Radiator. Door leads off into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 5'3 x 10'2 (into the shower area). Comprising a two piece white bathroom suite, with wood grain effect vanity storage underneath the wash-hand basin. Display shelving. Walk-in shower area with modern wall tiling. Ceiling downlights.

BREAKFASTING KITCHEN & DINING AREA:

Approx. 22'3 X 12'11. The main kitchen area is bright and spacious, with a feature Island breakfast bar worktop and storage underneath. The kitchen is fitted with a good range of modern base and wall mounted units in a white high gloss finish with large stainless steel handles, black worktop surfaces and black tiled brick-effect splashbacks. Built-in Electric Hob, Oven below and an extractor above the hob. Space for a large american-style fridge/freezer. Space for further kitchen appliances. Inset ceiling downlights. Black wood-effect flooring is continued through. Contemporary wall mounted CH Radiator. Open plan to the Dining area and through into the Lounge.



LOUNGE/FAMILY ROOM (forming the side extension to the property):

Approx. 18'1 x 13'4. This room forms an extension on the side elevation of the property and is a lovely bright family Lounge, with high vaulted ceilings and a roof window which allows ample natural light into this space. CH Radiator. There are two sets of double French doors which lead out onto the decking area.

UTILITY ROOM:

Approx. 11'2 x 6'3. An ideal laundry room, with base units in white high gloss finish, black worktop surfaces and black sink with drainer. Ample space for further white goods. Side-facing window. A door off leads through into the Toilet/WC.

TOILET/WC:

Approx. 6'4 x 4'1. Comprising a two piece white bathroom suite. Tiled effect flooring. Ceiling downlights. Extractor fan.

GARDENS: Enter into the property via a private driveway from a small cul-de-sac area of Thistle Street, set back off the main Street.

The extensive garden area is mostly laid to lawn, with borders of mature trees, shrubs and bushes, all enjoying a sunny, southerly aspect. A pathway leads to a "secret garden" area where there is a Summerhouse situated. At the side of the property, just beside the entrance gate posts, there is an original wooden "mock Tudor style" garden playhouse.

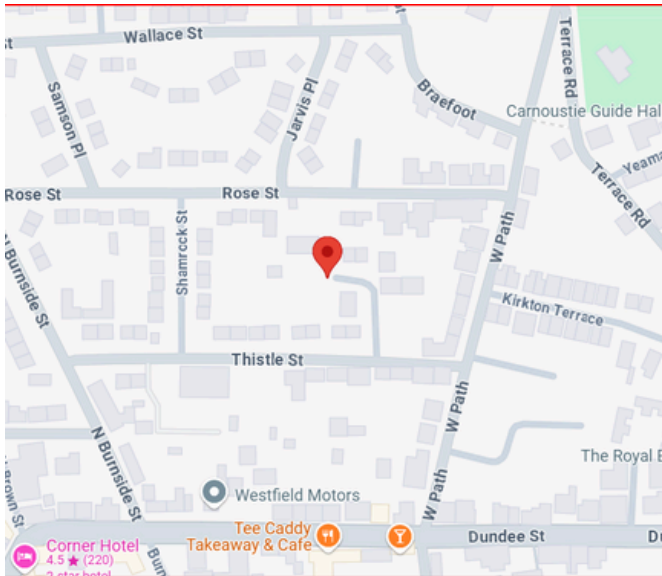
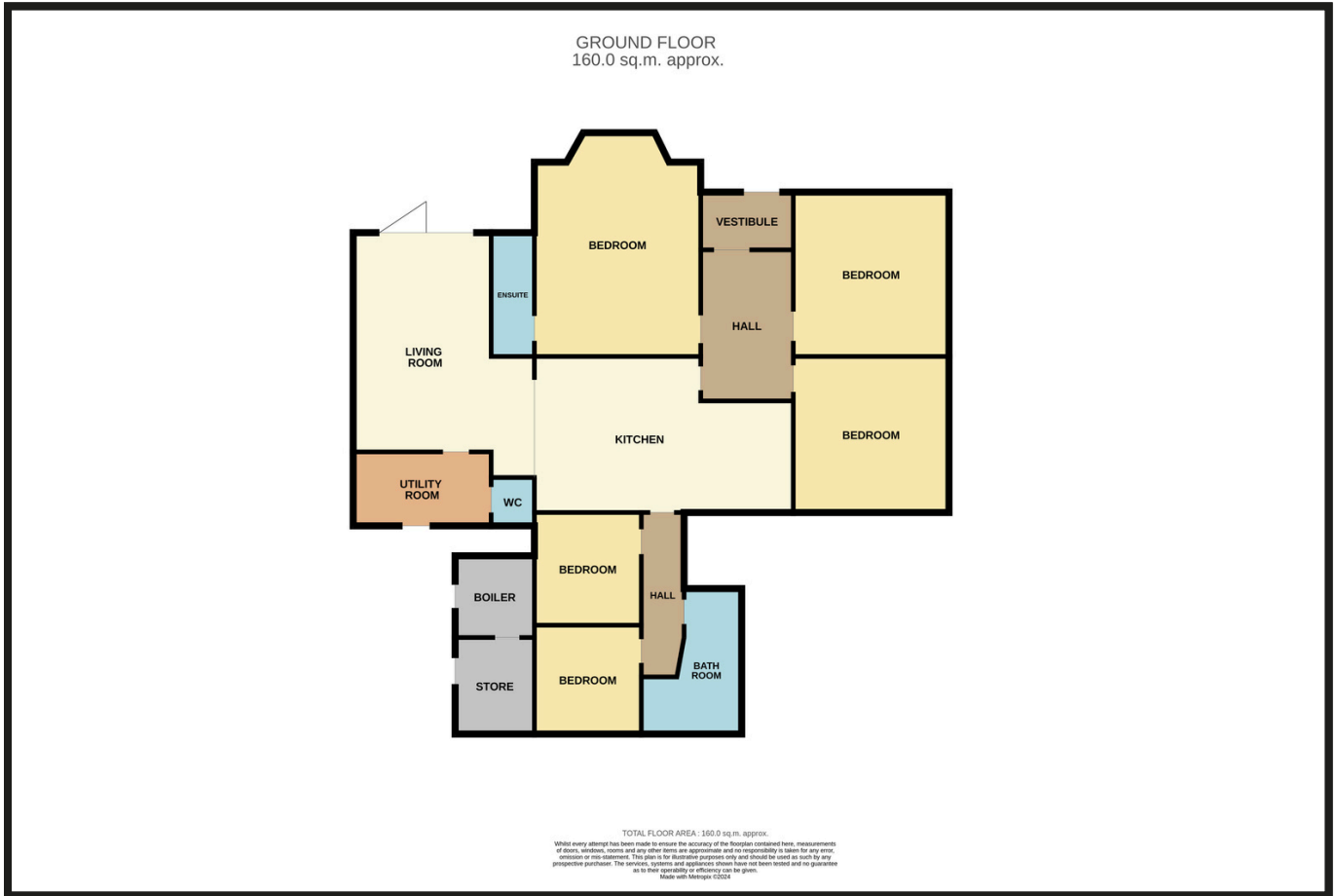
In the courtyard to the rear of the property there is a wooden Shed and two further Outhouses, one of which is used as a Home Office.

HOME OFFICE & STORAGE AREA: Approx. 7'11 x 6' an ideal Home Office with power and light, TV and Wi-fi connections, and wood effect flooring. A curtain and doorway leads through into a further storage outhouse area, with windows and power socket (ideal for a freezer) etc. This area measures approx. 7' x 6'7.





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



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNoustIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA