

Connelly Yeoman



56 BARRY ROAD, CARNOUSTIE, DD7 7QW

END TERRACED COTTAGE



- Located close to local amenities, convenience shops and parkland areas
- A charming End of Terrace Cottage, with enclosed rear garden and Outhouse
 - Gas Fired Central Heating and Double Glazing, ample storage
 - An ideal “down-size” property or First Time Buy



OFFERS OVER
£135,000

Property Description

This charming and delightful END TERRACED COTTAGE property is located in a convenient area of the town, within easy reach of most central amenities and services and with local convenience shops located close-by. Carnoustie is served by various amenities and services, including a variety of local and national shops, cafes, restaurants and public houses, Leisure Centre, Health Centre (within easy reach), as well as the internationally famous Championship Golf Course together with the ever popular beach front and promenade areas. Also of note, there are regular bus service routes close-by and you are just minutes' drive from the main A92 dual carriageway which allows for a commute to both Dundee and Arbroath, we well as most major Angus towns. The property offers well proportioned accommodation on one level and benefits from Gas fired central heating and Double glazing. Externally, there is a small ornamental front garden with low boundary walls and laid out in stone-chips for ease of maintenance. A side gate and pathway leads up the side of the property, ideal for bin storage, and a gate leads out to the rear garden (**NB it should be noted that the middle terraced property has a right of access for bin access and egress only**). The enclosed rear garden is neatly laid out in artificial grass/turf with borders laid to stone chips, all for ease of maintenance. There is also a wooden Shed and a stone-built Outhouse providing ample storage. Early viewing of this well presented property is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, BEDROOM 1, LOUNGE, LARGE SHOWER ROOM, BEDROOM 2, REAR HALLWAY/PORCH WITH UTILITY AREA, BREAKFASTING KITCHEN, SUN LOUNGE/CONSERVATORY.

VESTIBULE & HALLWAY: Enter into the property via an attractive double glazed front entrance door into the vestibule, where there is laminate flooring, which continues through into the hallway. An internal glazed panel door leads through into the hallway.

In the hallway there is access to two Bedrooms, the Lounge, and Shower Room. Built-in linen cupboard with louvre doors.

BEDROOM 1:

Approx. 12'8 x 9. A good-sized Bedroom with a front-facing window. There are built-in double wardrobes with mirror sliding doors. Laminate wood flooring. Neutral decor. Ceiling coving. CH Radiator.

LOUNGE:

Approx. 11'6 x 10'. An attractive Lounge, with a front-facing window. Built-in storage at the window recess area. Laminate wood flooring. Ceiling coving. CH Radiator.

LARGE SHOWER ROOM:

Approx. 12' (into the shower area) x 5'6. The shower room has been recently renovated and comprises of a modern vanity unit incorporating a modern glass wash-hand basin. WC/Toilet. Large walk-in shower area with wet wall panel finish and matching wet wall panel finish on the other walls. Parador style lined ceiling with inset downlights. Extractor fan. Wall mounted storage cabinet (both drawers and cupboards) in a white high gloss finish. CH Radiator.

BEDROOM 2:

Approx. 12'8 (at longest point) x 6'7. An ideal second Bedroom, with a rear-facing window. Built-in wardrobe with louvre doors. Neutral decor. CH Radiator.



REAR HALLWAY / PORCH AREA:

Leading from the main Hallway area, this leads through to an area used as a Utility area, where there is a rear-facing window, and further leading through to the Kitchen.

UTILITY AREA:

Approx. 5'5 x 4'1. An ideal area with space for kitchen appliances.

BREAKFASTING KITCHEN:

Approx. 9'5 x 7'10. The kitchen is fitted with a range of base and wall mounted units in a white gloss finish with complimentary worktops in a black finish. Space for under-counter Fridge. Space for a free-standing cooker. Ample space for table and chairs. The Gas boiler is located in the kitchen. There is a window which overlooks the side of the property and Double glazed sliding French doors lead through to a Sun Lounge/Conservatory.

SUN LOUNGE / CONSERVATORY:

Approx. 8'7 x 5'8. A lovely addition to the property, with views all around the rear garden. Laminate flooring. CH Radiator. An external door leads out into the rear garden.

EXTERNALLY:

There is a small ornamental front garden with low boundary walls and which is laid out in stone-chips for ease of maintenance. A side gate and pathway leads up the side of the property which offers bin storage and leads through to the rear garden (NB it should be noted that the middle terraced property has a right of access for bin access and egress only).

A gate opens into the enclosed rear garden which is neatly laid out in artificial grass/turf with borders of coloured stone-chips. Wooden Shed and a stone-built Outhouse.



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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