



7-9 South Tay Street,  
Dundee,  
DD1 1NU

DX DD125

Tel. 01382 204625  
Fax. 01382 227972



**9B North Burnside Street, Carnoustie, DD7 7PT**  
**Offers Over £ 230,000**

**Accommodation: - Vestibule & Hallway, Lounge, Dining Kitchen, Two Double Bedrooms 1 with En-suite Shower Room, Family Bathroom, Gardens, Driveway.**

Immaculately presented detached bungalow situated close to the centre of Carnoustie. It is ideally situated for local amenities including Carnoustie Championship Golf Course, Carnoustie Beach, schools and shops. It is also within walking distance of local bus services to Dundee and Arbroath and the local Rail Station which is on the main east coast line.

This lovely home benefits from Air Source Heat Pump central heating, double glazing and parking for two cars. Included in the sale are all carpets, floorcoverings and blinds where fitted along with newly built garden shed.

The accommodation comprises a large, bright lounge, modern dining kitchen, utility room, spacious master bedroom with en-suite shower room, further double bedroom and family bathroom. Externally there are low maintenance gardens to front and rear and driveway providing ample off-street parking.

Viewing of this property is highly recommended to appreciate the standard of the home on offer.

**Vestibule & Hallway**

Entering through modern front door with glass panels into vestibule area and hallway with spotlight fittings, radiator and laminate flooring.

**Lounge (18'1 x 9'1)**

Large, bright lounge with picture window overlooking front of property, spotlight fittings, radiator, carpeted.

**Kitchen & Dining Room (16'7 x 10'4)**

Well-proportioned kitchen with modern fitted wall and base units and coordinating work top surfaces, stainless steel sink and drainer, induction hob, electric oven & cooker hood, integrated fridge freezer and dishwasher, spotlight fittings, French doors out to rear garden, ample space for table and chairs, laminate flooring throughout.

**Utility Room (9'1 x 5'5)**

Fitted wall and base units, stainless steel sink and drainer, plumbed for washing machine and space for dryer, window to rear, laminate flooring.

**Family Bathroom (8'8 x 7'2)**

Partially tiled bathroom with white three-piece suite incorporating wash hand basin, w.c. and bath with mains shower over and shower screen, window, light fitting, heated towel rail, tiled flooring.

### Master Bedroom (16'7 x 10'4)

Spacious master bedroom with window overlooking rear garden, fitted wardrobe with sliding mirrored doors, pendant light fitting, radiator, carpeted.

### En-suite Shower Room (6'8 x 5'5)

En-suite shower room with three-piece suite incorporating wash hand basin in vanity unit, w.c. and corner shower cabinet with mains shower, light fitting, heated towel rail, tiled flooring.

### Bedroom 2 (12'7 x 10'4)

Second double bedroom with window to rear, pendant light fitting, radiator, carpeted.

### Outside

To the Front: - Front Garden laid in lawn with stone chips and path to rear. Driveway providing off-street parking for two cars.

To the Rear: - Good-sized rear garden set in lawn with newly constructed large garden shed. .

### Viewing

By appointment. Contact Owner on 07771 361 056 or Solicitor on 01382 204625.

*All measurements are approximate* –Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

### **HOME REPORT AVAILABLE AT:**

<https://homereports.survpoint.co.uk/ddz4rhgvm4>

**EPC RATING: B**









