



CB

91 MACDONALD SMITH DRIVE, CARNOUSTIE, DD7 7TB
OFFERS OVER: £229,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen/Dining, Bedroom, Bathroom. Upper Floor: Two Bedrooms & Shower Room.
External: Gardens and Driveway.

This spacious THREE BEDROOM DETACHED VILLA is situated in a much sought after residential area of Carnoustie. The property offers excellent spacious family accommodation on two levels. The property is close to all local amenities including primary and secondary schools, shops, golf course and a main bus route. Benefits include double glazing and gas central heating. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the reception hallway. There is a carpeted stairway giving rise to the upper floor accommodation. Built-in storage cupboard. Laminate flooring. Radiator.



LOUNGE: -

Approximately 14'1" x 11'6". The lounge has a double-glazed window offering pleasant outlook towards the front of the property. Wall lights. Laminate flooring. Radiator.



KITCHEN/DINING ROOM: -

A glazed door gives access to the kitchen/dining area. The kitchen area is approximately 10'0" x 9'7" and has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a halogen hob, with electric oven below and extractor fan above. There is a double-glazed window offering pleasant outlook towards the rear garden. A hardwood door gives access to the garden. Tiled floor. The dining area is approximately 11'5" x 10'0" and has double-glazed French doors which give access to the rear garden. Laminate flooring. Two radiators.



BEDROOM 1: -

Approximately 11'9" x 9'10". This is a good-sized bedroom with a double-glazed window offering outlook towards the front of the property. There is a built-in wardrobe with attractive mirror sliding doors. Laminate flooring. Radiator.



BATHROOM: -

Comprising W.C., wash hand basin and a P-shaped bath with fitted shower screen and thermostatic shower above. Vanity mirror. Attractive wall and floor tiles. There is a double-glazed window which offers a good deal of natural light. Fitted roller blind. Extractor fan. Towel radiator.



UPPER FLOOR LANDING: -

The upper floor landing is carpeted and has a hatch allowing access to the attic. Walk-in shelved linen cupboard with light.



BEDROOM 2: -

Approximately 11'2" x 10'6". This is a good-sized double bedroom with double glazed window offering pleasant outlook towards the front of the property. There are wall length wardrobes offering excellent storage and having attractive mirror sliding doors. Wall lights. Carpet. Radiator.



BEDROOM 3: -

Approximately 10'5" x 9'5". This is a good-sized double bedroom with a double-glazed window offering pleasant outlook towards the rear garden. There are wall length built-in wardrobes offering excellent storage and having attractive mirror sliding doors. Built-in storage cupboard. Carpet. Radiator.

SHOWER ROOM: -

This comprises a W.C. and wash hand basin and a shower enclosure with an electric shower above. Attractive wall and floor tiles. There is a double-glazed Velux window offering a good deal of natural light. Radiator.

EXTERNAL: -

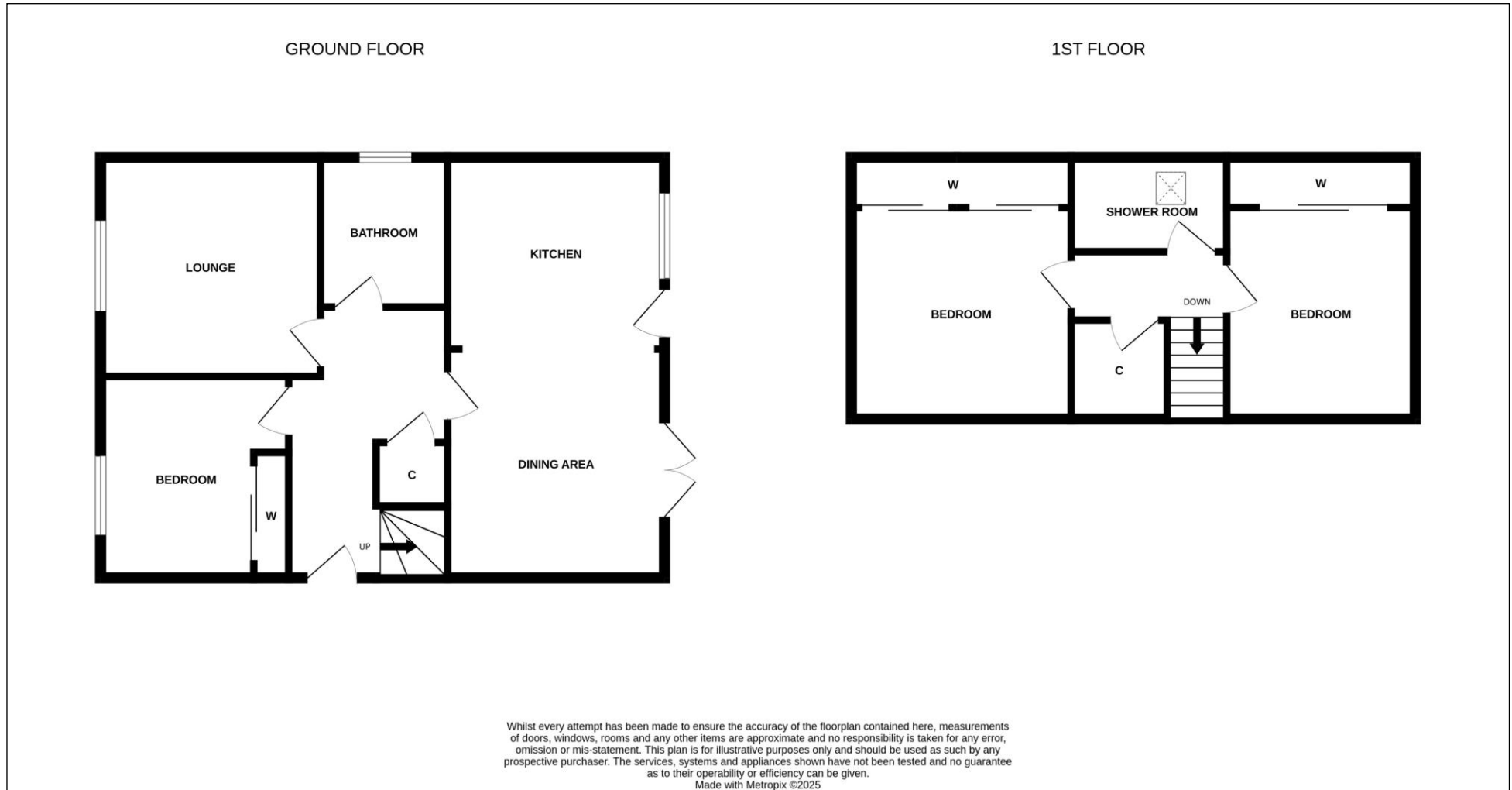
The garden to the front has an area of stone chips with a mono block driveway offering off street parking for two cars. The garden to the rear is fully enclosed with border shrubs and bushes. There is a paved patio and a garden shed. Outside water tap.



Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
Email: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

FLOOR PLAN: -



For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

CAMPBELL
BOATH

Solicitors & Estate Agents

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.