

Connelly Yeoman

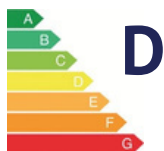


22 KIRKTON TERRACE, CARNOUSTIE DD7 7BZ

SEMI DETACHED VILLA



- Set within a popular, well established residential area close to central amenities
- A deceptively spacious family home offering well proportioned accommodation
 - Gas Fired Central Heating and Double Glazing, ample storage
- Easily maintained gardens, driveway offering off-street car parking and Garage, large Shed



OFFERS OVER
£160,000

Property Description

This attractive SEMI DETACHED VILLA is ideally situated in a small street (Kirkton Terrace is located just off West Path in Carnoustie) of a popular residential area of the town, tucked away almost at the end of a small cul-de-sac, and yet within easy reach of most central amenities and services. 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 well proportioned accommodation over two levels, and benefits from Gas fired central heating and Double glazing. Certain upgrading/renovation/redecoration works may be required now but this will only add value in the longer term. Externally, to the front of the property there are easily maintained front garden areas, laid out in stone chips with mature shrubs, bushes, hedging and boundary walls. Entrance gates at the side enter into the driveway, which affords ample off-street car parking and leads to the Garage and adjoining Large Shed/Worktop. The enclosed rear garden, bounded by boundary walls, is laid out in lawn areas and mature flower/shrub borders. Overall, this property would suit a variety of buyers, perhaps making a great First Time Buy, and viewing is recommended.

ACCOMMODATION:

ENTRANCE PORCH & HALLWAY, WC/TOILET, KITCHEN, LOUNGE & DINING AREA: UPPER FLOOR:- 3 BEDROOMS, FAMILY BATHROOM.

ENTRANCE PORCH:

Approx. 5'7 x 4'11. Small flight of steps into the front of the property via the Entrance porch, with glazed ceiling to floor windows. Internal door into the Hallway.

HALLWAY: In the hallway there is a large, walk-in cupboard underneath the staircase which could be used as a small study area (approx. 7'1 x 5'6.). Coat rack. CH Radiator.

WC/TOILET:

Approx. 4'10 x 2'9. Comprising a two piece bathroom suite. Side-facing window.

KITCHEN:

Approx. 11'10 x 7'8. The kitchen has base and wall mounted storage units in a wood grain effect, white coloured worktop surfaces and stainless steel sink and drainer. Automatic washing machine and free-standing Cooker included in the sale but **NO WARRANTIES GIVEN THEREON.** External door out to the rear garden.

LOUNGE & DINING AREA:

Approx. 23'8 x 11'6. A bright and spacious Lounge, with both front and rear-facing windows. Ample space at the back of the room for dining table and chairs. Ceiling coving. Two CH Radiators.



UPPER FLOOR LANDING:

Staircase leading to the upper floor accommodation. Landing area with access to the Bedrooms and Bathroom. Two built-in shelved storage cupboards. Access hatch into the attic space which is partially floored and has electric power.

BEDROOM 1:

Approx. 11'7 x 10'6. This is the main Bedroom, with a rear-facing window. Built-in wardrobe with wooden sliding doors (partly shelved and with hanging space). Further built-in dressing area with storage drawers either side and further storage above. Gas central heating boiler located in this room. CH Radiator.

BEDROOM 2:

Approx. 12'10 x 9'3. A well proportioned Bedroom, with a front facing window. Built-in wardrobe (shelving and hanging space) with wooden sliding doors. CH Radiator.

BEDROOM 3:

Approx. 9'6 x 7'11. A good sized third bedroom, with a front-facing window. Large, walk-in wardrobe (approx. 5'7 x 3') with ample fitted shelving and hanging rail. CH Radiator.

FAMILY BATHROOM:

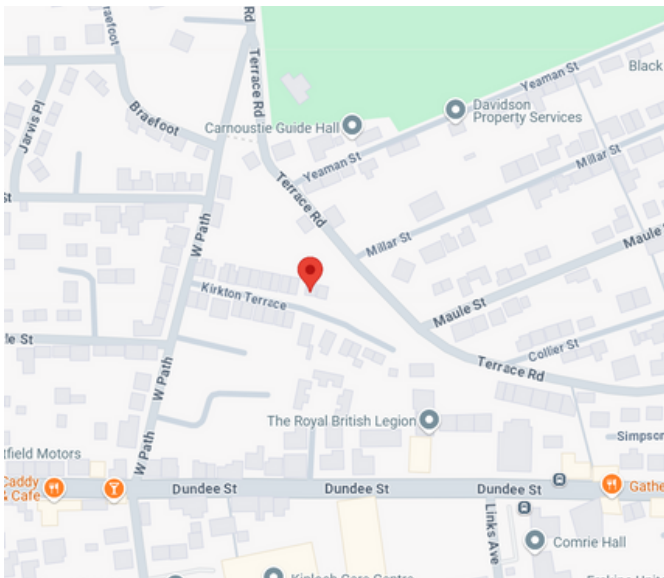
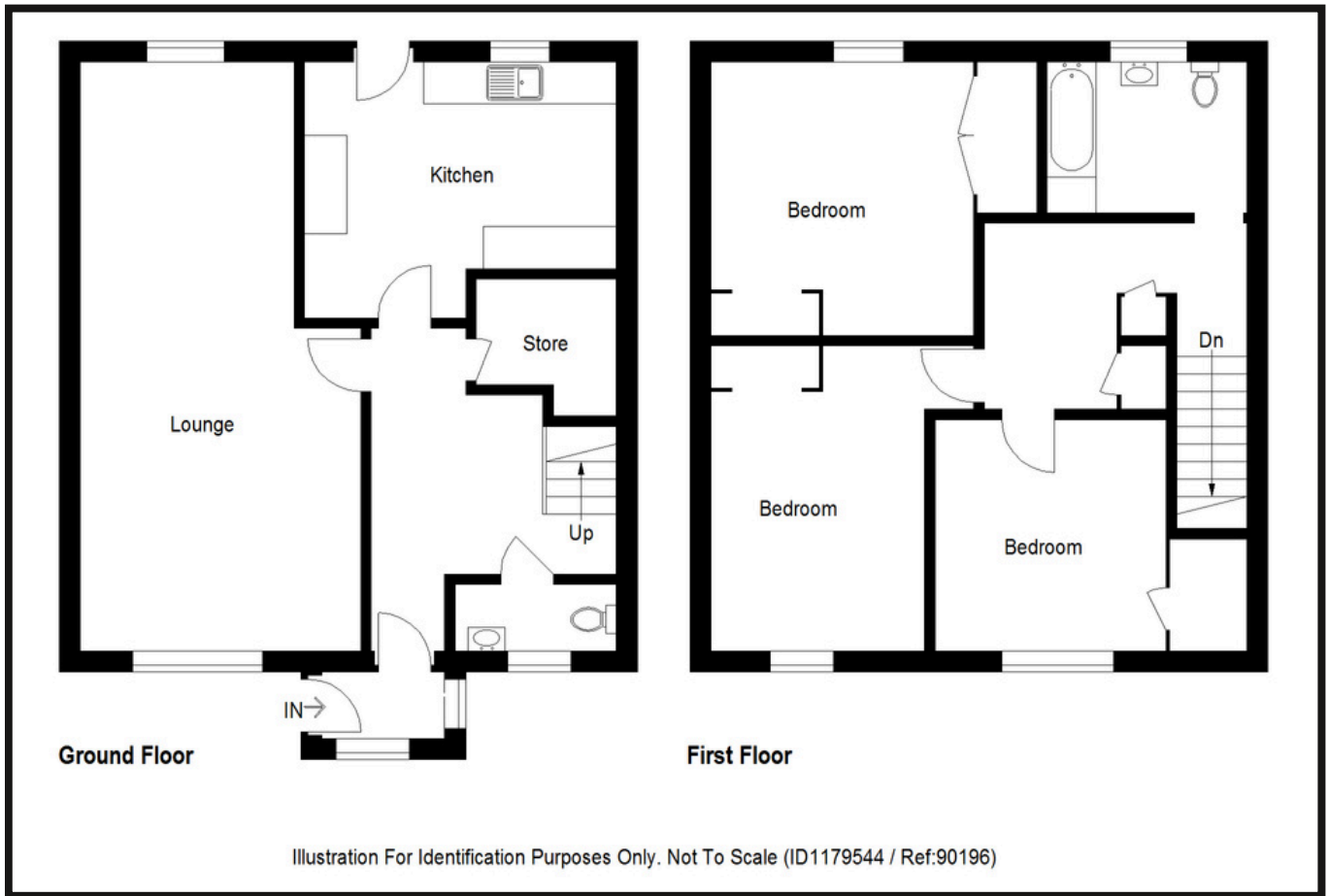
Approx. 6'10 x 5'6. Comprising a three piece coloured bathroom suite, with a shower over the bath. Partial wall tiling at the bath area. CH Radiator. Large, rear-facing opaque glazed window allows natural light and ventilation.

GARDENS, GARAGE & LARGE SHED/WORKSHOP:

Easily maintained front garden areas laid out in stone chips with mature shrubs, bushes and hedging. Entrance gates into the driveway, affords ample off-street car parking and leading to the Garage. Large Shed/Worktop. Enclosed rear garden, bounded by boundary walls, set out in lawn areas and mature flower/shrub borders.



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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