

Connelly Yeoman



6 LOCHEND ROAD, CARNOUSTIE, DD7 7QG

SEMI DETACHED VILLA



Key Features

- Within a popular residential area close to Carnoustie town centre.
 - Gas Central Heating and Double Glazing.
- Front garden with mutual stone chipped area. Enclosed low maintenance rear garden with decked areas, and wooden shed.



OFFERS OVER
£135,000

Property Description

This spacious SEMI-DETACHED VILLA is located in the Angus coastal town of Carnoustie is conveniently located close to a variety of local amenities which include shops, schools, restaurant and pubs. Carnoustie is on the main East coast railway line and the A92 is easily accessed providing Carnoustie with a road link to all major Scottish towns and cities. The property has been well maintained and has a traditional layout with a lounge with dining area, kitchen, two double bedrooms and a shower room. The gardens both front and rear are neatly laid out and easy to maintain. A mutual stone chipped area.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE AND DINING AREA, KITCHEN, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM

ENTRANCE HALLWAY:

Entry into the property is via a welcoming hallway with a wooden balustrade staircase with under storage that leads to the upper floor. There is a front facing window, a cupboard housing the electric fuse box and a radiator. The upper hallway has an access hatch that leads to the loft.

LOUNGE & DINING AREA:

Approx. 14'8 x 25'9. Facing the front of the property the lounge has a feature electric fire place. The dining area has a radiator and a window overlooking the rear of the property with ample space for a table and chairs.

KITCHEN:

Approx. 12'6 x 10'9. The kitchen has a rear facing window and a door leading into the rear garden. Fitted with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap, stainless steel electric oven, gas hob with extractor above, integrated fridge freezer and plumbed space for an automatic washing machine.



BEDROOM 1:

Approx. 18'9 x 11'2. With a window overlooking the front of the property, this spacious double bedroom has a large storage cupboard which houses the gas central heating boiler.

BEDROOM 2:

Approx. 14'10 x 13'4. A rear facing double bedroom with a shelved and hanging wardrobe with sliding mirrored doors and a radiator.

SHOWER ROOM:

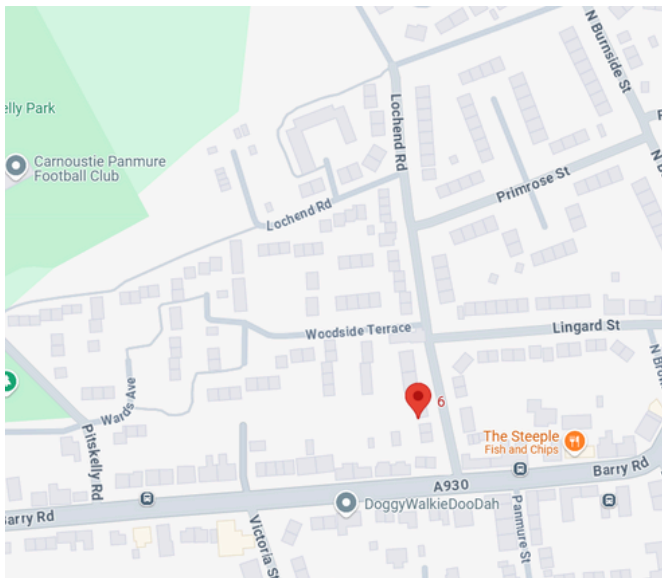
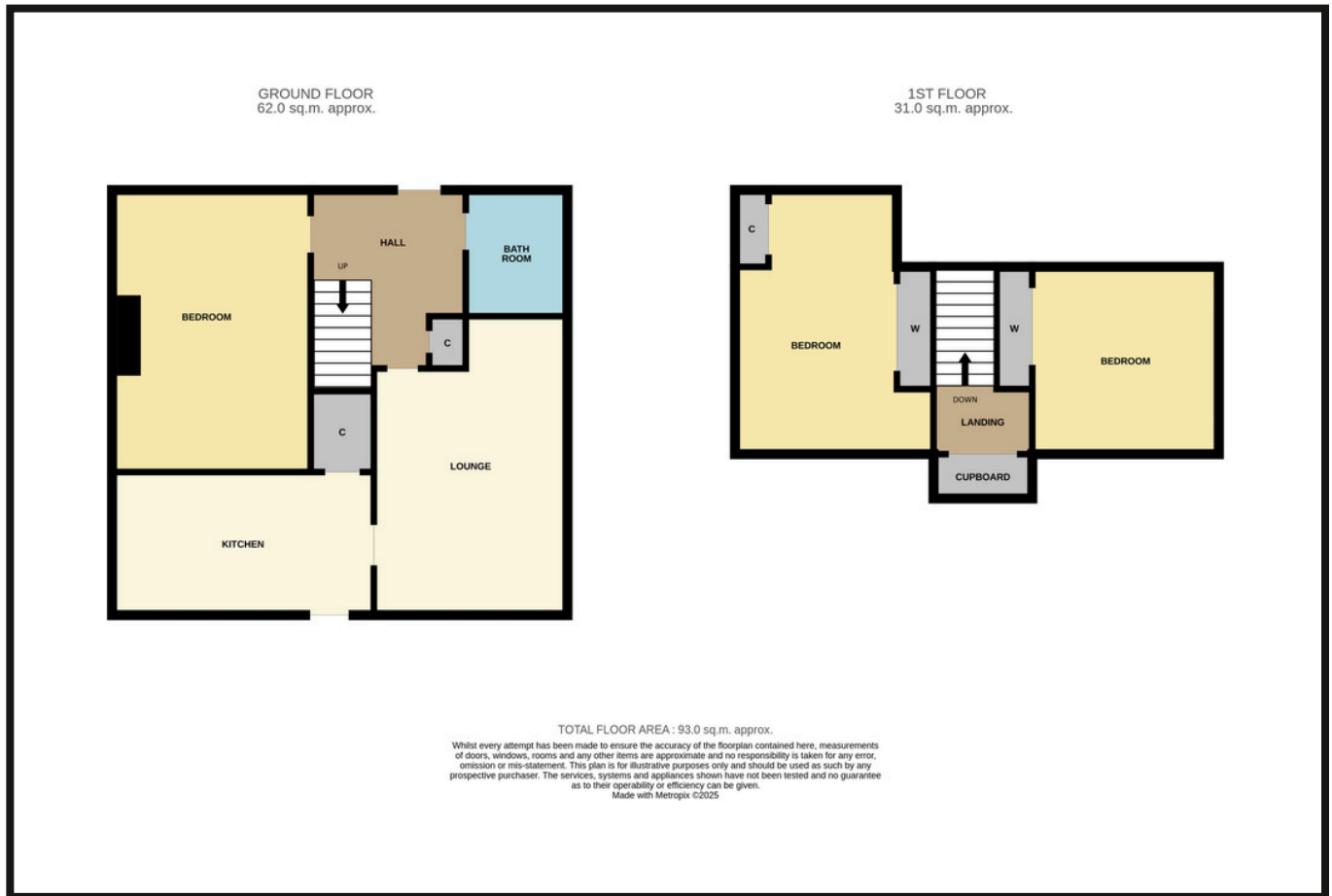
Approx. 7'7 x 7'10. The shower room has a vanity unit which incorporates the wash hand basin and WC, and provides storage. There is an over the sink vanity mirror with light and a shower cubicle housing a power shower. Finished with tiling and wet wall to the shower, a parador ceiling with spotlights and a heated towel rail. A rear facing window provides natural ventilation and light.

GARDEN:

The front of the property has a mutual stone chipped area. A hedge surrounds the front garden which is laid to lawn. The rear garden is fully enclosed with a decked area at the back door and a further area of deck to the rear. There is a wooden shed and an area laid out with borders for plants, a stone chip pathway and an area of lawn.



Property Professionals



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