

Connelly Yeoman

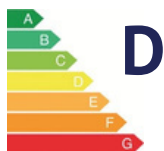


3 IRELAND STREET, CARNOUSTIE, DD7 6AS

DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
 - A substantial family home with a ground floor Annex
- Many original features and lovely upper floor views overlooking the sea and beyond
 - Mature well stocked gardens with decked seating areas. Double driveway



OFFERS OVER
£310,000

Property Description

This traditional STONE BUILD DETACHED VILLA must be viewed to appreciate the bright, generous accommodation on offer. The upper floors have lovely views over the sea and its ideal location puts the house within walking distance of many local amenities, services, transport links, beautiful coastal walks and the world famous Carnoustie golf links. This substantial family home has been extended and has a ground floor annex with master bedroom, wet room and dressing room and has patio doors leading from the bedroom to a raised decked seating area. Further spacious rooms are in abundance and the advantage of a driveway with ample parking makes this an ideal family home. There is a spacious lounge with feature fire place and storage, a generous size family room, kitchen with dining area and a utility. On the upper floor there are four further bedrooms, one of which could be utilised as a home office, a family bathroom and separate shower room. Outside there are beautiful mature secluded gardens, neatly laid out with a sunny patio area and lawn with shed. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools, as well as the internationally famous Championship Golf Course and you are minutes from the A92 which gives an easy commute to Dundee and all local Angus towns.

ACCOMMODATION:

GROUND FLOOR. LOUNGE, KITCHEN, UTILITY ROOM, FAMILY ROOM, MASTER SUITE WITH BEDROOM, DRESSING ROOM AND WET ROOM.

FIRST FLOOR. 3 BEDROOMS, HOME OFFICE/5TH BEDROOM, BATHROOM, AND A SHOWER ROOM.

PORCH & HALLWAY: Approx. 9'5 x 9'7 Enter through a front facing porch with large storage cloaks cupboard with borrowed light from the lounge. A glass panelled door with iron effect inlay leads into the lovely hallway with staircase leading to the upper floor. Glass panelled sliding door leads into the sitting room.

LOUNGE: Approx. 17'10 x 22'6. With front and rear facing windows, stone fireplace and hearth, two CH Radiators and understairs shelved storage cupboard. A Glass panelled door leads into the kitchen.

KITCHEN: Approx. 14'10 x 13'5. Fitted with base and wall units, work surfaces incorporate a stainless steel sink with mixer tap. space for free standing cooker and under counter appliances including dishwasher. Breakfast bar seating area, side facing window and rear door leads into the garden area and driveway.

UTILITY ROOM: Approx. 5'2 x 15'4 Two side facing windows look onto the driveway, plumbed for washing machine and houses the Gas central heating boiler.

FAMILY ROOM: Approx. 14'8 x 34'. Lovely big room with feature stone fireplace and hearth. additional sunny South facing area with patio doors that open up onto the garden deck. 2 roof Velux windows giving plenty of natural light. CH Radiator.

ANNEX/MASTER SUITE: Approx. 16'2 x 15'3. The bedroom area has patio doors leading onto a large raised deck area. Wall lights, down lights to the ceiling, and under floor heating.

DRESSING ROOM: Approx. 4'10 x 12'10. Hanging and shelved wardrobe space, down lights to the ceiling, and under floor heating.

WET ROOM: Approx. 5'8 x 12'6. Large shower area with glass shower screen housing a power shower with hand held and deluge attachments, wall mounted controls. Wash hand basin and WC, corner vanity area with glass shelves and finished with modern wet wall. Heated towel rail, extractor fan, and under floor heating.



UPPER HALLWAY: A split level staircase leading to the upper hallway with coloured glass window giving light from the loft space.

SHOWER ROOM: Approx. 7'9 x 10'2. Side facing shower room with a heated towel rail, wash hand basin, WC and shower cubicle housing a power shower.

FAMILY BATHROOM: Approx. 7'3 x 13'7 Side facing window with a Pink bathroom suite comprising wash hand basin, WC and bath. CH Radiator.

BEDROOM 2: Approx. 14'9 x 22'. This lovely bright and spacious South facing room has front and rear facing windows with a lovely open outlook of the front gardens towards the North Sea.

BEDROOM 3: Approx. 14' x 14'10. Another lovely South facing double bedroom with sink, mirror and light above. CH Radiator.

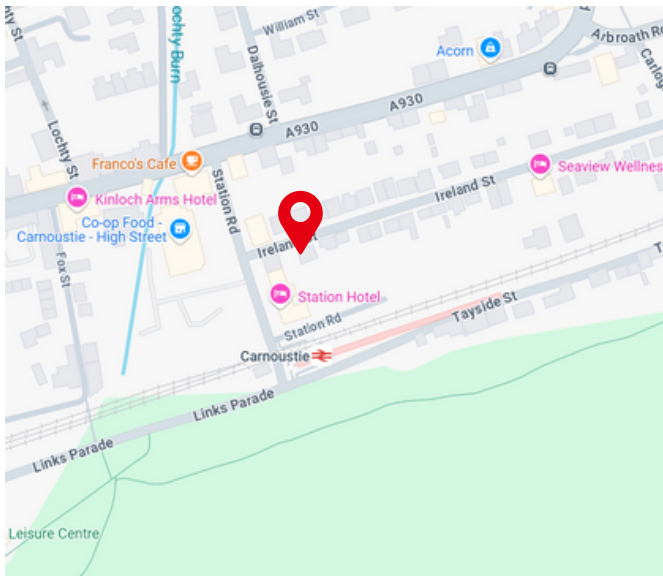
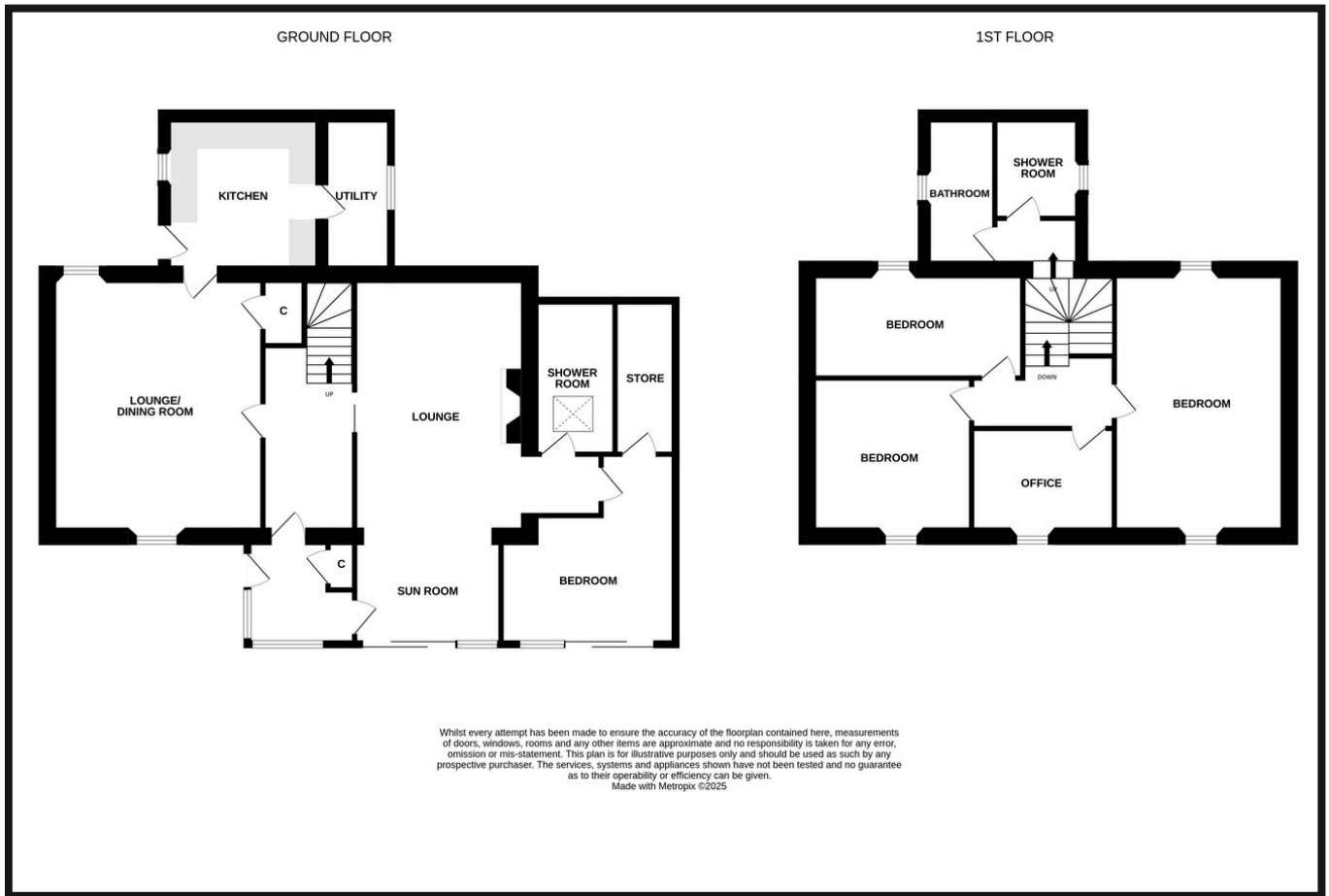
BEDROOM 4: Approx. 18'2 x 8'2. This room faces the rear of the property and has a sink. CH Radiator.

HOME OFFICE/BEDROOM 5: Approx. 11'4 x 9'6. Front facing room which could be used as a home office or 5th bedroom. There is a hatch leading to a partially floored loft light and access via a Ramsay style ladder.

GARDEN/DRIVEWAY: The Property sits within mature garden grounds, the rear garden is fully enclosed and bordered by a stone wall and wooden fence, there is a secluded patio seating area and established shrubs. Access to the lovely mature well stocked front garden laid out neatly with a large patio, raised deck with LED lighting. Areas with lovely trees, shrubs and a beautiful lawn. Driveway to the side and a storage shed.



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.

**Connelly
Yeoman**

tspc

Connect with us

