

Connelly Yeoman

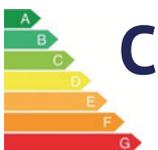


24 BRUCE DRIVE
CARNOUSTIE, DD7 7DF

SEMI DETACHED
BUNGALOW



- Set within a very popular, residential estate of similar styled properties
 - Within easy reach of central amenities and services
 - Gas Fired Central Heating and Double Glazing, ample storage
- Driveway and Garage, Sun Room, Established and easily maintained gardens front and rear



OFFERS OVER
£185,000

Property Description

This is a fine example of a SEMI DETACHED BUNGALOW property ideally located in a very popular and established residential area of similar styled bungalow properties, located within easy reach of most central amenities and services that the town has to offer. Carnoustie is a popular seaside town located just a 20 minute commute of both Dundee and Arbroath, and is served by a whole host of various amenities and services, including a variety of local and national shops, cafes, restaurants and Hotels, a Health Centre, Leisure Centre, well regarded primary and secondary schools, as well as the internationally famous Championship Golf Course and Links. The recently improved seafront area is where you can enjoy lovely promenade walks, bicycle rides along the main coastal cycle path and various outdoor leisure pursuits. Further afield, the countryside reservoir parks of both Monikie and Crombie are located just 10 minutes' drive away from Carnoustie, so you can enjoy the best of both seaside and country. There are good public transport bus routes serving Carnoustie and you are only 5 minutes drive from the main A92 dual carriageway which allows commuting to both Dundee, Arbroath and all local Angus towns. The property has been well maintained, offering well proportioned rooms (with the addition of a Sun Room on the rear elevation) good storage space and enjoys the benefits of Gas fired central heating and Double Glazing. Externally, there are established gardens to the front and rear, all neatly laid out. A driveway offers off-street car parking and leads to the Garage. Overall, this property represents an ideal Retirement or "downsize" purchase and early viewing is recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, TWO BEDROOMS, BATHROOM, BREAKFASTING KITCHEN, SUN ROOM.

ENTRANCE HALLWAY:

Enter into the property via the main double glazed front entrance door into the spacious Hallway, where you have excellent built-in storage cupboards. There is a shelved and hanging space cloaks/coats cupboard, housing the gas meter and electric fuse box. There is a further storage cupboard with a fitted shelf and a third storage cupboard (airing cupboard) with fitted shelving. Wood-effect flooring. CH Radiator. Access hatch leads into the loft space, with a fitted loft ladder into a partially floored loft (storage space).

LOUNGE:

Approx. 15'2 x 16'2. A bright and spacious Lounge, with a front-facing window overlooking the front garden. Ample space for furniture settings. CH Radiator.

BEDROOM 1:

Approx. 15'9 x 12'6. Spacious double bedroom, with a front-facing window. Built-in double wardrobe (shelving and hanging space). Wood-effect flooring. CH Radiator.

BEDROOM 2:

Approx. 11'4 x 13'9. Another double bedroom, with a rear-facing window. Modern wardrobe fittings with shelving and hanging space and over-head storage. CH Radiator.



BATHROOM:

Approx. 7'2 x 9'6. Comprising a vanity unit incorporating the wash-hand basin, with fitted mirror and wall tiling above. WC and bath with an over the bath shower. Extractor fan. CH Radiator. Rear-facing window allows for natural light and ventilation.

BREAKFASTING KITCHEN:

Approx. 17'10 x 13'8. The Kitchen is fitted with a good range of modern base and wall mounted storage units, with co-ordinating wood-effect worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Electric Oven, Induction Hob with splashback and overhead extractor hood above the hob. Integrated automatic washing machine and Dishwasher. Feature Island area with seating and built-in storage with a Wine Cooler. Space for fridge/freezer. CH Radiator. Inset ceiling spotlights. Additional cupboard housing the gas central heating boiler. Roof velux window and a rear-facing window overlooking the Sun Room.

SUN ROOM:

Approx. 13'6 x 8'6. A lovely addition to the property offering further living accommodation, with side and rear-facing windows and feature Patio doors lead out into the rear garden. CH Radiator.

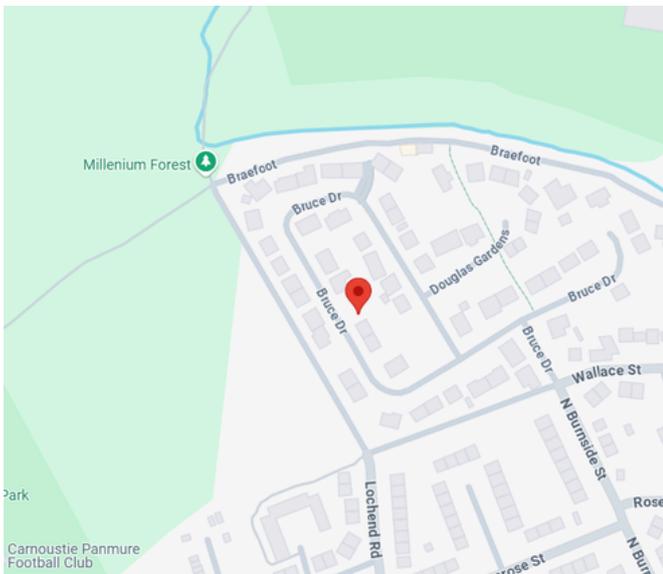
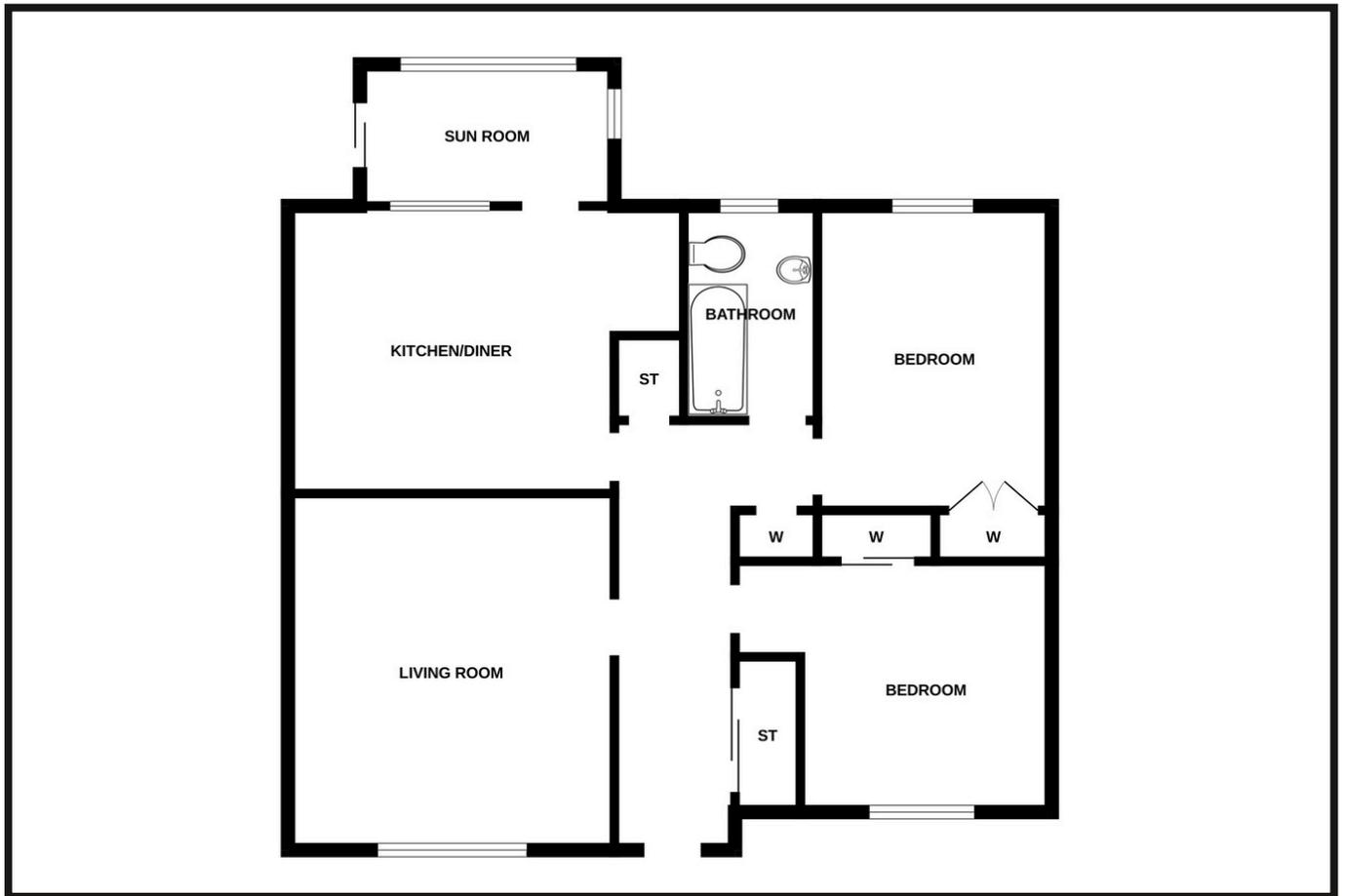
GARDENS & GARAGE:

Small flight of steps with wrought iron railings and handrail to the front door. The front garden is neatly laid out in stone-chips with mature trees and shrubs. Driveway affording off-street car parking and leading to the Garage. The Garage has an up and over garage door, a rear-facing window and rear door out to the rear garden. Side gate for bin access.

The enclosed rear garden is all neatly laid out, with lawn area, paved patio, established shrubs and flower borders. Garden shed included. There are timber boundary fences and a brick wall.



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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