

Connelly Yeoman



17 BALFOUR PLACE, CARNOUSTIE, DD7 7AH

1ST FLOOR APARTMENT



Key Features

- Spacious first floor flat retaining many original features
- Within a popular residential area close to Carnoustie town centre.
 - Gas Central Heating and Double Glazing.
 - Mutual Drying Green and private outhouse



OFFERS OVER
£85,000

Property Description

Connelly and Yeoman are pleased to bring to market this charming one bedroom FIRST FLOOR APARTMENT, which has retained many original features and character. It is ideally situated close to Carnoustie town centre and provides generously proportioned and flexible accommodation. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage and comprises of a spacious lounge, dining kitchen, double bedroom and bathroom. There is a mutual garden at the rear of the property and a drying green

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN/FAMILY ROOM, BEDROOM AND BATHROOM

ENTRANCE HALLWAY:

Entry is into the hallway with a shelved and hanging cloaks cupboard, a radiator and a cupboard housing the electric meter and fuse box.

LOUNGE:

Approx. 15'8 x 18'6. This room could be utilised as a bedroom and has retained many original features which included ornate cornicing, ceiling rose and deep skirtings. There is a shelved alcove and a feature wooden fire surround. A window overlook the front of the property and has views across the roof tops towards Carnoustie Golf Course and beyond towards the east coast.

DINING KITCHEN/FAMILY ROOM:

Approx. 18'7 x 20'3. The kitchen has been fitted with a range of modern base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap, a stainless steel electric oven, hob, plumb spaces for an automatic washing machine and space for an under counter fridge. The dining/seating area faces the rear of the property and has a cupboard housing the gas central heating boiler with overhead storage and a radiator.



BEDROOM:

Approx. 12'6 x 16'6. A generously proportioned bedroom facing toward the front of the property with a radiator.

BATHROOM:

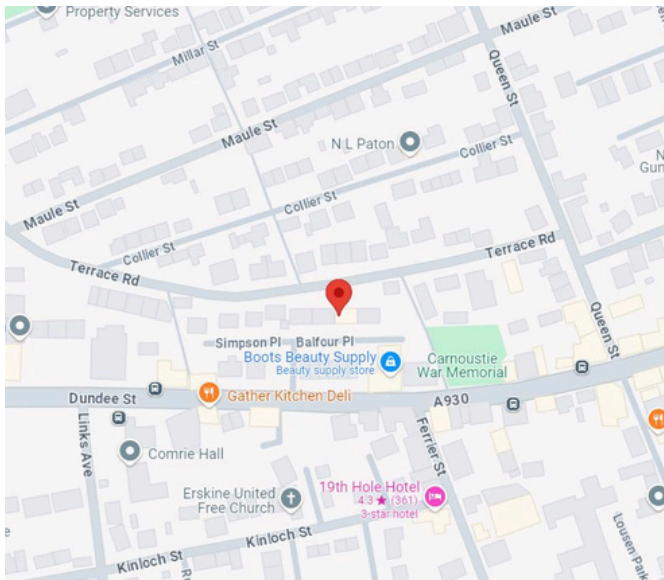
Approx. 7'5 X 12'4. The bathroom has a vanity unit incorporating a wash hand basin, a WC, a bath with over the bath electric shower, bathroom fittings and a radiator. A rear facing window provides natural ventilation and light.

OUTSIDE:

There is access to a mutual garden and drying green and a private outhouse.



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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