

# Connelly Yeoman



7 CHARLES STREET, CARNOUSTIE, DD7 7HJ

TERRACED VILLA



## Key Features

- Situated within a popular residential area close to the town centre and schools.
  - A spacious terraced villa ideal as a first-time-buy or investment
    - Gas Central Heating and Double Glazing.
  - Easily maintained gardens and parking space



OFFERS OVER

**£130,000**

# Property Description

This impressive, bright TERRACED VILLA is ideally situated within a popular residential area close to the town centre, health centre and schools and provides generously proportioned accommodation on two levels. The property has been well maintained and enjoys the benefit of Gas central heating and double glazing and comprises of a spacious lounge with separate dining room/3rd bedroom, a kitchen with access out into the rear garden, two bedrooms and shower room. Outside are easily maintained gardens, a shed and off street parking area.

## **ACCOMMODATION:**

**LOUNGE, KITCHEN, DINING/3rd BEDROOM, TWO BEDROOMS, SHOWER ROOM AND GARDENS WITH PARKING**

## **ENTRANCE HALLWAY:**

With cupboard housing the fuse board and has access into the Lounge and to the upper floor.

## **LOUNGE:**

Approx. 15'6 x 16'10. A generous size room with two front facing windows, a shelved alcove with under storage, CH Radiator.

## **DINING ROOM/3rd BEDROOM:**

Approx. 10'4 x 12'3. Rear facing looking into the garden with CH Radiator.

## **KITCHEN:**

Approx. 10'8 x 12'4. With base and wall units and work surfaces incorporating a stainless steel sink with mixer tap. Free standing gas cooker, plumbed for washing machine, storage cupboard with power, light and shelving and houses the gas central heating boiler. Door leading into the rear garden.



**UPPER HALLWAY:**

Shelved storage cupboard with light and access hatch leading into the large loft.

**BEDROOM 1:**

Approx. 17'2 x 13'8. This generous room has two front facing windows and CH Radiator.

**BEDROOM 2:**

Approx. 11'8 x 15'7. Rear facing with views towards the Carnoustie Golf Course and beyond and has a shelved cupboard and CH Radiator.

**BATHROOM:**

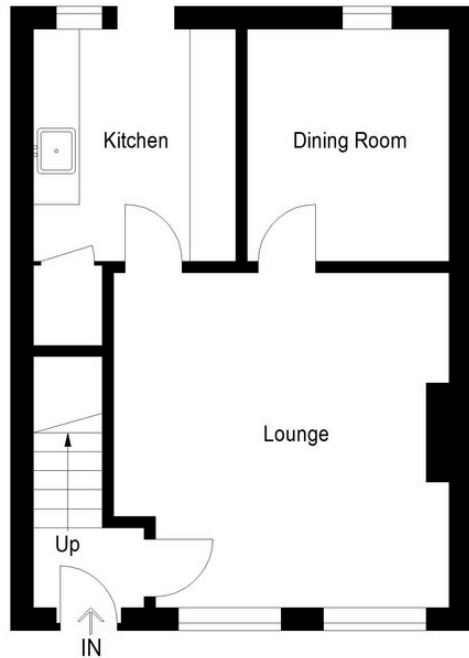
Approx. 9' x 8'2. Wash hand basin, WC and bath with an over the bath electric shower, bathroom cabinet, CH Radiator and a rear facing window.

**GARDEN/PARKING:**

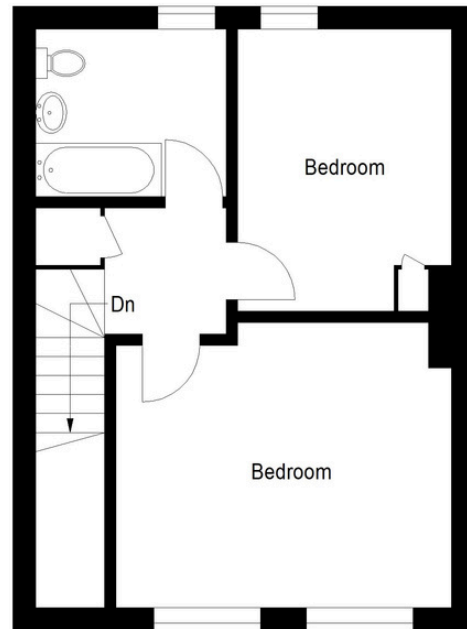
Easily maintained gardens laid out with chip stones and stone slabs. Patio areas bordered with chip stones and path leading to wooden shed and parking area.



# Property Professionals

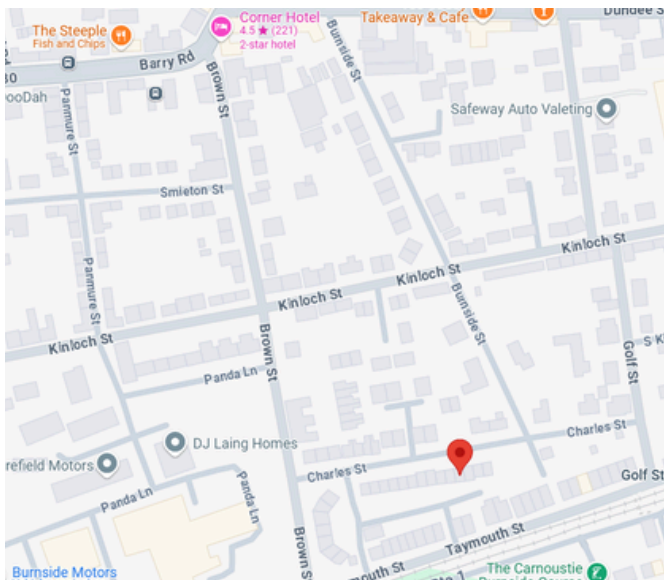


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1180493 / Ref:90218)



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