

# Connelly Yeoman



46 BURNSIDE STREET, CARNOUSTIE, DD7 7HL

END TERRACED COTTAGE



## Key Features

- Charming End Terrace Cottage located in a popular area of the town
- A traditional stone-built property offering well proportioned accommodation
  - Gas Fired Central Heating and Double Glazing
- Ornamental front garden and a delightful rear garden enjoying a sunny aspect



OFFERS OVER

**£120,000**

# Property Description

This traditional style stone-built END TERRACED COTTAGE is ideally situated within a popular area of the town of Carnoustie, within easy reach of most central amenities and services that the town has to offer including a Health Centre, Leisure Centre, an array of shopping including bespoke local shops, attractive sea and beach areas, and of course the world famous Golf Links. The property offers well proportioned accommodation on one level and benefits from Gas fired central heating and Double glazing. Externally, the ornamental front garden is enclosed by wrought iron railings and laid to stone-chips for easy maintenance. A timber fence and gate with a pathway at the side of the property leads through to the delightful enclosed rear garden which is laid to stone-chips and paving slabs for easy maintenance, lawn area with flower borders of mature trees and flowers, patio area and another area of stone chips, all enjoying a sunny west-facing aspect. This property would make an ideal First Time Buy, Investment buy or perhaps a retirement purchase.

**ACCOMMODATION:** VESTIBULE, LOUNGE, KITCHEN, REAR HALLWAY, BATHROOM, BEDROOM.

**ENTRANCE VESTIBULE:** Approx. 5'6 x 4'9. Enter into the property via a timber front entrance door into the Vestibule. Laminate flooring. Built-in storage cupboard offering ample storage space and housing the Gas central heating boiler. A glazed panel internal door leads through to the Lounge.

**LOUNGE:** Approx. 15'7 x 10'4. A lovely bright room, with a front-facing window overlooking the front garden area. Recessed shelved storage unit. Wood mantelpiece fireplace with a Multi-fuel burning stove and a tiled hearth. CH Radiator. A door leads off through into the Kitchen and further door also leads through to the rear Hallway.

**KITCHEN:** Approx. 11'8 x 8'8. The kitchen has base and wall mounted units in antique pine wood, with high gloss work surfaces in a grey finish, black tiled splashbacks. **Built-in Gas Hob with extractor above and an Electric Oven below the hob. Single Electric Oven.** Plumbing and space for an automatic washing machine. Space for a fridge/freezer. Ample space for table and chairs if required. Lowered ceiling with inset downlights. Tiled floor. CH Radiator. A window overlooks the rear of the property.



**REAR HALLWAY:**

With access to the Bathroom and Bedroom. Laminate flooring. CH Radiator. Access hatch into the small loft space (storage only). A door leads out to the rear garden area.

**BATHROOM:**

Approx. 7'8 x 6'2. Comprising a three piece white bathroom suite, with shower over the bath and partial wall tiling. Opaque glazed window. CH Radiator.

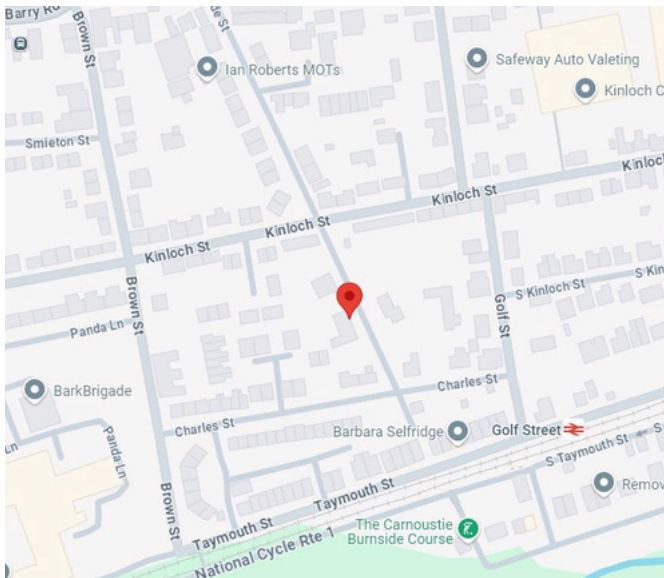
**BEDROOM:**

Approx. 11' x 9'10. A good sized bedroom with a window which overlooks the side of the property, ample space for bedroom furnishings, CH Radiator. Feature French doors lead out to the garden.

**GARDENS:** Ornamental front garden area fully enclosed by wrought iron railings and laid to stone-chips for easy maintenance. Timber fence and gate with a pathway at the side of the property leads through to the delightful enclosed rear garden which is laid to stone-chips and paving slabs for easy maintenance, lawn area and flower borders of mature trees and flowers, patio area and another area of stone chips, all enjoying a sunny west-facing aspect.



# 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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