

# Connelly Yeoman

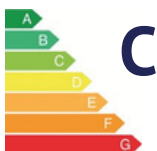


**6 LONG ROW, EAST HAVEN  
BY CARNOUSTIE DD7 6LS**

**SEMI DETACHED VILLA**



- Set within the highly desirable seaside location of East Haven, within easy reach of Carnoustie town
  - An immaculately presented home offering well proportioned rooms over two levels
    - Gas Fired Central Heating, Double Glazing, ample storage
  - A private enclosed garden area, enjoying a sunny south-facing aspect
  - Large summerhouse with wood burning stove and outdoor seating area



OFFERS OVER  
**£240,000**



# Property Description

This most attractive and very well presented SEMI DETACHED VILLA is ideally located in the very popular and sought after coastal village hamlet of East Haven, which is situated just minutes' drive from the town of Carnoustie, and within easy reach of both Dundee and Arbroath. In particular, the seaside village of East Haven was the winner in the coastal village category in the Beautiful Scotland Awards 2024 which is testament to the village's huge overall appeal. The town of Carnoustie itself is served by various amenities and services, including a variety of local and national shops, cafe's and restaurants, hotels, public houses, well regarded primary and secondary schools, a Health Centre, Leisure Centre, as well as the internationally famous Championship Golf Links. The property is just minutes' drive from the main A92 dual carriageway with commuting to Dundee, Arbroath and all local Angus towns. There is also a regular bus service passing through the village. The property offers deceptively spacious and very adaptable/versatile accommodation over two levels, with spectacular sea and coastal views from the upper floor rooms, and there are the benefits of Gas fired central heating and Double glazing. Externally, there is a mature, well established garden to the front of the property, with a stone-chipped parking area for 3 cars and summerhouse. The garden is beautifully laid out, with lawn areas, mature shrubs and trees. Overall, this property will appeal to a whole host of buyers seeking to retreat to a lovely, seaside location yet close to amenities, and early viewing is not to be missed.

## ACCOMMODATION:

**ENTRANCE HALLWAY, SHOWER ROOM, BEDROOM 2, LOUNGE, DINING KITCHEN;**

**UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE BATHROOM, UPPER FLOOR LOUNGE/THIRD BEDROOM.**

## ENTRANCE HALLWAY:

Entering into the front of the property via an attractive composite front door into the Hallway, and here you have lovely beech wood-effect flooring in the hallway and the Lounge. In the hallway there is a useful, large under-stair storage cupboard and a cloaks/coats area. CH Radiator. A rear-facing window allows ample natural light. Access into the downstairs Shower Room.

## LOUNGE:

Approx. 16'5 x 15'3. A spacious Lounge, with ample space for furniture settings. Feature fireplace incorporating a wood burning stove. Shelved alcove area. Attractive beams to the ceiling with inset spotlights. Built-in shelved storage cupboard. Open plan through into the Kitchen.

## KITCHEN:

Approx. 14'7 x 9'2 with both side and rear-facing windows, making for a very bright area. The kitchen is fitted with base and wall mounted units, co-ordinating wooden worktop surfaces incorporating a Belfast/Butler style sink with a mixer tap. Built-in Electric Hob with glass and stainless steel extractor above. Electric Oven. Integrated Dishwasher and an automatic washing machine. Integrated Fridge and Freezer. Attractive Welsh Dresser style fitment with glass front doors and glazed displays. Inset ceiling downlights.

## SHOWER ROOM:

Approx. 7'9 x 6'8. Comprising a wash-hand basin within a vanity unit, WC., and a large, double shower cubicle housing a power shower with hand-held and waterfall shower head. Modern wet wall panel finish to the shower area. Vanity area with a mirror about the wash-hand basin. Heated CH towel rail. Extractor fan. Inset ceiling downlights.

## BEDROOM 2:

Approx. 11'6 x 14'8. A spacious and beautifully appointed guest bedroom, with a front-facing window. Built-in double wardrobes (shelving and hanging space) sliding mirror-front doors. CH Radiator.





**UPPER FLOOR:**

Attractive wooden staircase leads to the upper floor accommodation, where there is a lovely front-facing window which offers an open outlook over the sea and the east coast beyond. CH Radiator. A glazed panel door leads off into the upper floor Lounge.

**MASTER BEDROOM:**

Approx. 14'3 x 15'2. A very bright and spacious master bedroom, with a front-facing window offering fine sea and coastal views. Built-in wardrobes with shelving and hanging space, sliding mirror-front doors. CH Radiator. Access into the En Suite Bathroom.

**EN SUITE BATHROOM:**

Approx. 9'7 x 6'2. Comprising WC., and wash-hand basin. Free-standing roll-top bath with claw feet, double ended, with shower to tap fitment in the middle of the bath. Bathroom fitments. Lovely decor and wood-effect panelling to dado height. Heated CH towel rail. A rear-facing opaque glazed window allows for natural light and ventilation.

**UPPER FLOOR LOUNGE:**

Approx. 14'3 x 18'4. A superb upper floor Lounge, with a large, front-facing window offering up fine sea and coastal views, and two further rear-facing windows, all allowing for a very bright upper floor room. This room could be utilised as a third Bedroom if required but does make for a lovely Lounge. Inset ceiling spotlights. CH Radiator.

**GARDENS & SUMMERHOUSE:**

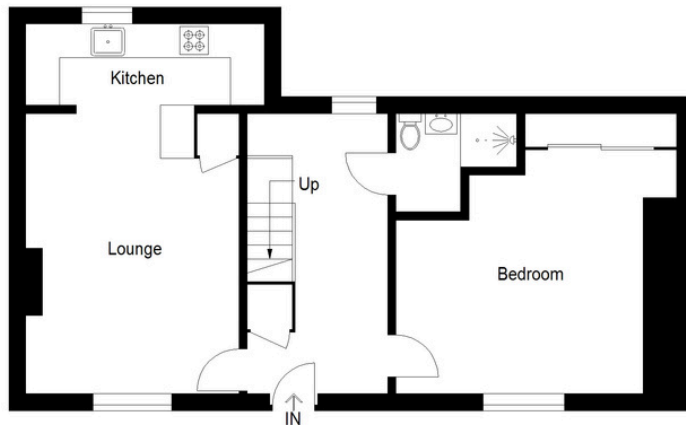
Private garden, with an initial stone-chipped parking area with parking for 3 cars. Beyond there is an enclosed garden laid out with ease of maintenance in mind, a "beach-style" garden laid out in stone chip areas, decking area and a lovely Summerhouse.

**SUMMERHOUSE:**

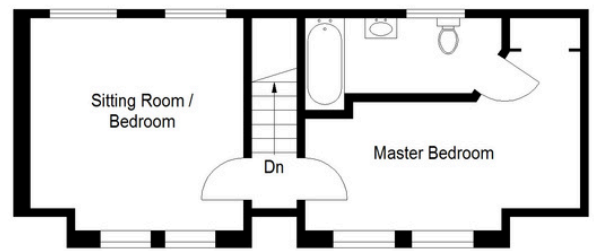
Approx. 15'10 x 22' overall, To the front there are patio doors that take you out onto the deck area, and also to the side there are patio doors that lead out onto a large deck. Inside the Summerhouse is a seating area and wood burning stove. Then there is another additional area which provides a rear-facing window. Off this area is a separate storage cupboard, with space for a tumble dryer. This could effectively be a self-contained one bedroom with kitchen facility. Spotlights to the ceiling. Adjoining this is a lovely private seating/entertainment area. There is another area with a Pergola for seating. There is another additional secure, log store area to the rear of the Summerhouse which is fully enclosed.



# Property Professionals



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1188542 / Ref:90344)



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