

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**9 Prosen Bank, Carnoustie, DD7 6GX**

- **Detached Villa in Cul de Sac**
- **Lounge**
- **Kitchen Dining**
- **Cloaks/WC**
- **Family Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Integral Garage with Utility Area**
- **Driveway Parking**
- **Gardens to Front & Rear**
- **Open Views over Countryside**

**Offers over £230,000**

This detached villa is situated in a small cu de sac in sought after location and enjoying open views over the surrounding countryside. Close to Carnoustie High School, Primary Schools, Local Shops. Town Centre and Golf Course, the property is well located for a number of purchasers. The A92 dual carriageway is only a short drive away and offer easy access to Dundee, Broughty Ferry & Arbroath.

The property offers spacious accommodation over two floors and benefits from double glazing, gas central heating. Downstairs cloaks/WC, kitchen dining, en suite shower room and family bathroom.

There is driveway parking and integral garage with utility area. There are gardens to front and generously proportioned enclosed rear garden.

This is an excellent opportunity to obtain a modern family home of this style and location, and viewing is highly recommended.

**Entrance Hallway:**

Double Glazed Exterior door. Internal door to garage.

**Lounge:**

Approx. 4.52m x 3.75m. Spacious public room enjoying views to front.



**Kitchen/Dining:**

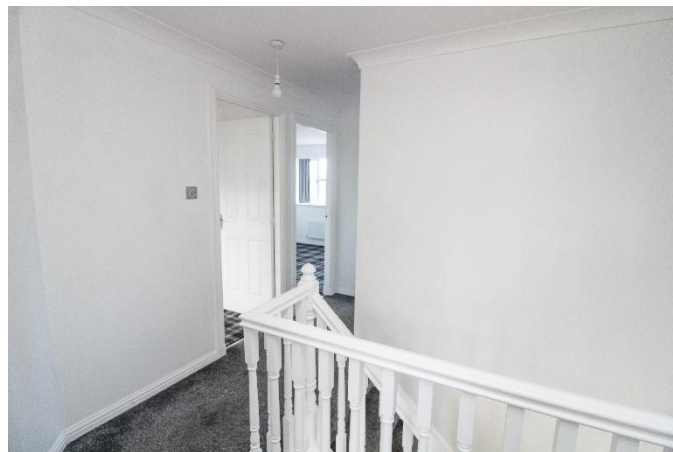
Approx. 5.33m x 3.85m. Fitted with a range of floor, wall and drawer units. Integral oven, and hob. Vented for extractor. Ample space for further appliances. Tiled to splashback. Double glazed window and French doors to rear. Staircase to upper floor.to front.

**Inner Hallway:**

Double glazed exterior door.

**Cloaks/WC**

Approx. 2.17m x 1.1m. Two Piece white suite comprising wash hand basin and WC.



**Bedroom 1:**

Approx. 4m x 3m. Spacious double bedroom with double glazed windows to rear. Double fitted wardrobes.



**En Suite:**

Approx. 2m x 1.6m. Three piece suite comprising WC, wash hand basin and shower cubicle. Part tiled.

**Bedroom 2:**

Approx. 3.56m x 2.98m. Double bedroom with views to front. Double fitted wardrobe.



**Bedroom 3:**

Approx. 3.85m x 2.8m. Double Bedroom with views to front.

**Bathroom:**

Approx. 1.6m x 1.98m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with screen. Wet wall panelling.

**Garage/Utility:**

Approx. 5.8m x 2.65m. Utility area with sink and plumbing for washing machine. Power & light. Gas Central Heating Boiler.

**Outside:**

Driveway parking provides ample off street parking for a number of vehicles and leads to the integral garage.

Front garden is laid out lawn.

Rear garden is generously proportioned with a patio and laid mainly to lawn.



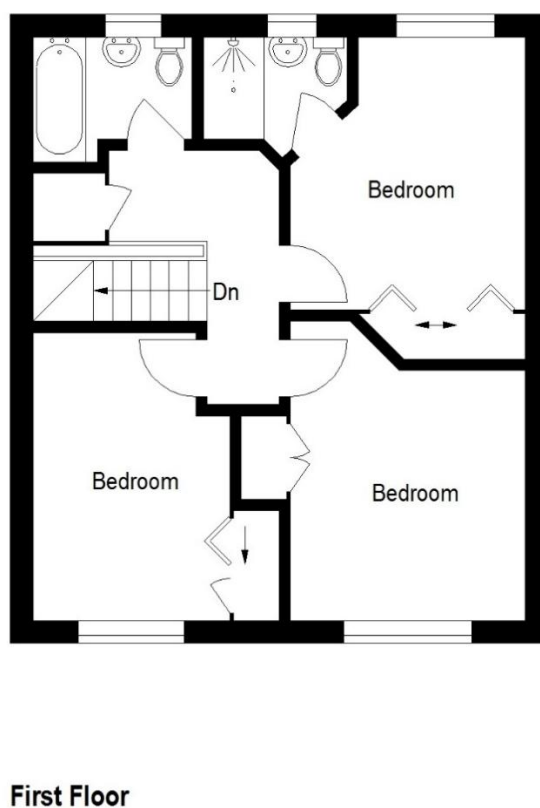
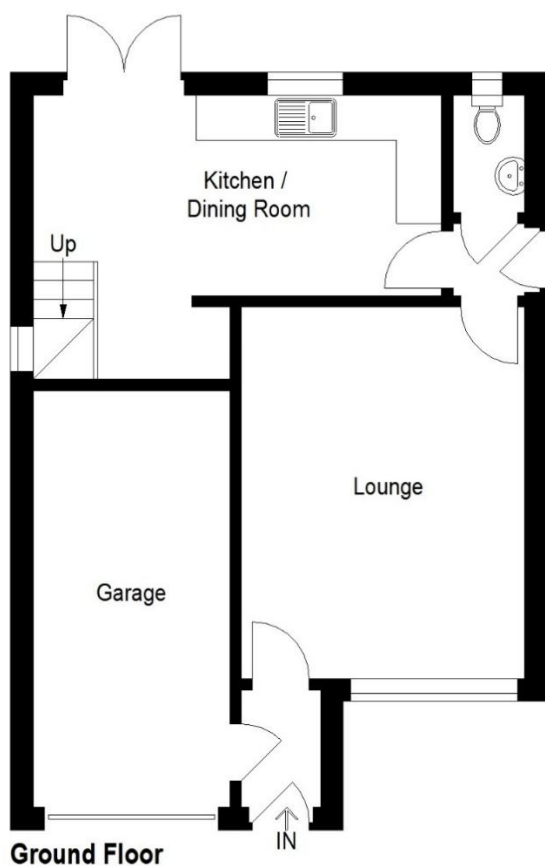


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**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)