

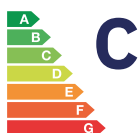


**11 PROSEN ROAD
CARNOUSTIE DD7 6GZ**

SUPERIOR DETACHED VILLA



- Set on a spacious corner garden plot in an established residential area close to amenities
- A beautifully appointed, spacious Family Villa offering accommodation over two levels
- Gas Fired Central Heating, Double Glazing, neutral decor, quality fittings and finishes
- Mature corner garden plot, large driveway with ample parking, EV Charging Point. Integral Garage



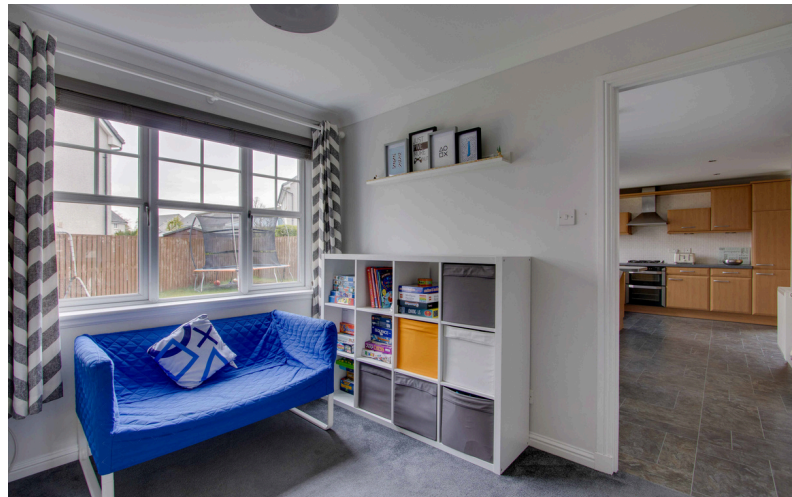
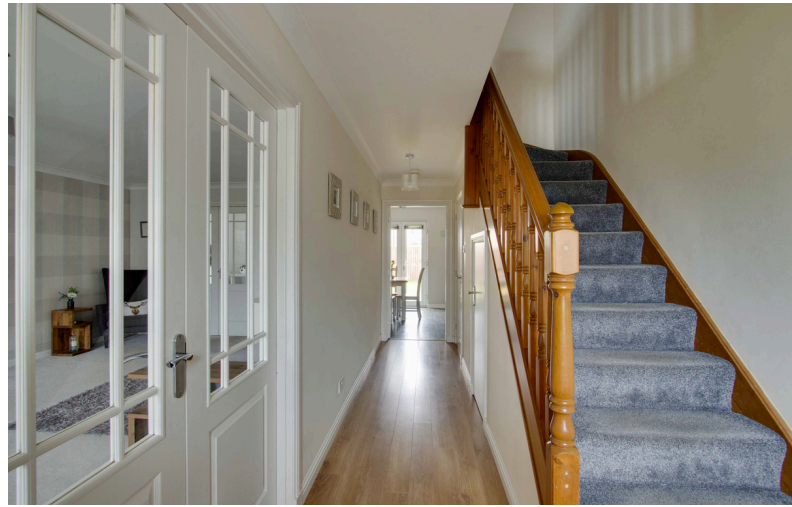
OFFERS OVER

£325,000

Property Description

Connelly Yeoman Estate Agents are excited to bring to the property market this beautifully appointed SUPERIOR DETACHED VILLA which sits on a lovely corner garden plot within a much sought after residential area of Carnoustie and within easy reach of central amenities and services. Carnoustie is a popular seaside town located just a 20 minute commute of both Dundee and Arbroath, and is served by a whole host of various amenities and services, including a variety of local and national shops, cafes, restaurants and Hotels, a Health Centre, Leisure Centre, well regarded primary and secondary schools (of particular note for families, both Woodlands Primary School and Carnoustie High School are located close-by) as well as the internationally famous Championship Golf Course and Links. The recently improved seafront area is where you can enjoy lovely promenade walks, bicycle rides along the main coastal cycle path and various outdoor leisure pursuits. Further afield, the countryside reservoir parks of both Monikie and Crombie are located just 10 minutes' drive away from Carnoustie, so you can enjoy the best of both seaside and country. There are good public transport bus routes serving Carnoustie and you are only 5 minutes' drive from the main A92 dual carriageway which allows commuting to both Dundee, Arbroath and all local Angus towns.

This fine example of a Detached Villa property offers spacious and adaptable family accommodation over two levels, with attractive internal decor, quality fittings and finishes, and enjoying the benefits of Gas fired central heating and Double glazing. Externally, the corner garden plot is all neatly laid out, with an area to the front of the property laid to mono-block pavior driveway providing ample off-street car parking and leading to the Integral Garage. There is a sweeping front and side area of garden neatly laid to lawn, bordered by a low level stone boundary wall and timber fencing, with mature shrubs and bushes. A side access gate leads around to the rear of the property, with the fully fenced south facing garden neatly laid out to lawn with a lovely paved patio area, ideal for outside entertainment. Overall, this property represents an ideal family-sized property and early viewing is highly recommended to appreciate.



Property Description

ACCOMMODATION COMPRISING:

RECEPTION HALLWAY, WC/TOILET, LOUNGE, DINING/FAMILY ROOM, LARGE DINING KITCHEN, INTEGRAL GARAGE;

UPPER FLOOR:-

UPPER HALLWAY WITH ACCESS TO THE FAMILY BATHROOM, MASTER BEDROOM with ENSUITE BATH/SHOWER ROOM, GUEST ROOM with EN SUITE SHOWER ROOM AND 2 FURTHER BEDROOMS.

RECEPTION HALLWAY:

Enter into the front of the property via a double glazed front entrance door with matching glazed side panel. The spacious and welcoming Hallway has attractive wood flooring and the staircase leads off to the upper floor. Deep under stair storage cupboard provides great storage. CH Radiator. Internal decor is tasteful enhanced by modern white internal doors. The WC/Toilet is located off the hallway, There are feature double opening doors which lead off the Hallway into the main Lounge and access to the Dining Kitchen.

WC/TOILET:

Approx. 6'2 x 2'11. Comprising a two piece bathroom suite. CH Radiator.

LOUNGE:

Approx. 23'6 x 12'8. A lovely bright and well proportioned Lounge, with a wide bay window overlooking the front of the property. Gas fire with feature fireplace. Neutral decor. Ceiling coving. CH Radiator. Feature French doors lead through into the Dining/Family area.

DINING ROOM/FAMILY ROOM/PLAY ROOM:

Approx. 10'4 x 8'9. This room offers adaptable use, ideal as a formal Dining Room or perfect as a Family/Play room for a family. There is a large window overlooking the rear garden. CH Radiator. A door leads off this room through into the large Dining Kitchen.

DINING KITCHEN:

Approx. 20'6 x 15'1. A very spacious Dining Kitchen, with a large breakfast bar which separates the kitchen and dining areas. The kitchen is fitted with a good range of base and wall mounted units in a light oak wood veneer finish with a grey coloured worktop surface. Mosaic pattern tiled splashbacks surround. Built-in Gas Hob with an extractor above, Double Ovens. Integrated Fridge/Freezer and dishwasher. At the sink area there is a large, rear-facing window overlooking the rear garden. Ample space for dining table and chairs. CH Radiator. Inset ceiling downlights. French doors lead out from the dining area out into the rear garden. From the kitchen area a back door leads out, with a further door leading into the Integral Garage.

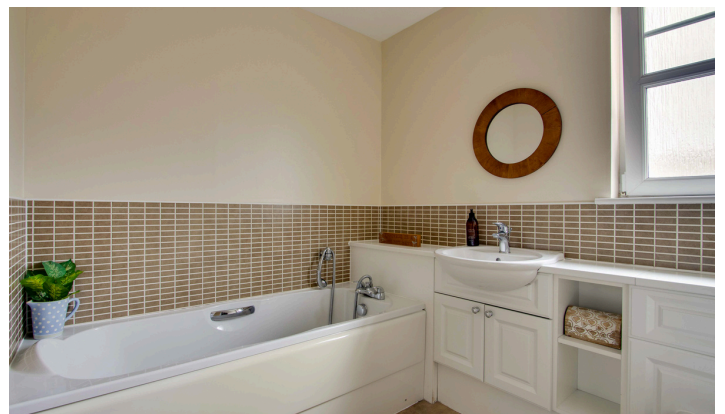
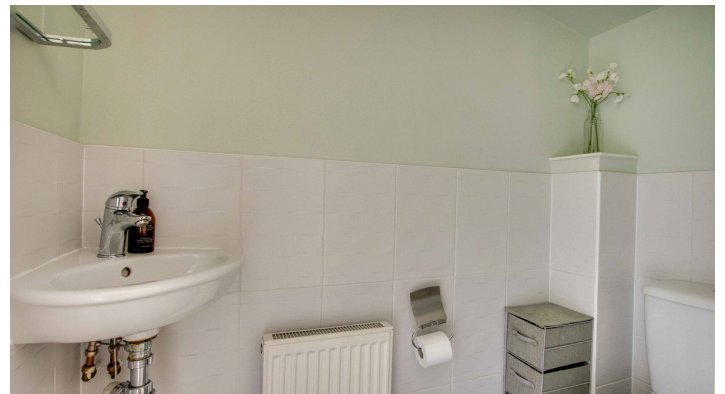
INTEGRAL GARAGE:

Approx. 20'1 x 9'4 with power and light. Laundry area with plumbing and space for an automatic washing machine and tumble dryer appliances. The gas central heating boiler is located in the garage. Electric front garage door.

From the Reception Hallway, staircase with natural wood balustrade and a turn on the stairs, leads to the upper floor accommodation.

UPPER FLOOR:

Bright and spacious upper floor landing with a built-in cupboard (housing the hot water tank). A hatch, with loft ladder, gives access into the partly floored attic space (ideal for storage purposes).



FAMILY BATHROOM & SHOWER:

Approx. 8'8 (into the shower area) x 7'10 (at widest point). Comprising a three piece white bathroom suite and a separate shower cubicle which is fully tiled and the same tiling continues around the bath, wash-hand basin and toilet cistern areas. Built-in white coloured vanity units below the wash-hand basin and toilet area. Neutral decor. CH Radiator. Inset ceiling downlights. Rear-facing opaque glazed window allows for natural ventilation and light.

BEDROOM 2 WITH EN SUITE SHOWER ROOM:

Approx. 14'8 x 9'6. A lovely bright and spacious bedroom with large, front-facing windows. Feature brick-effect wall. Built-in double wardrobe. CH Radiator. Door leads off into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 7'4 x 6'6. Comprising a two piece white bathroom suite, with built-in vanity units in a light oak wood veneer, around the wash-hand basin and cistern, with storage below. Tiled splashback areas, matching the tiling in the shower. Shower cubicle with matching wall tiling. Inset ceiling downlights. CH Radiator. A large opaque window allows for natural ventilation and light.

MASTER BEDROOM WITH ENSUITE BATHROOM:

Approx. 21'7 X 12'8. This is a stunning, incredibly spacious, bright principle bedroom, with front facing windows. Two sets of built-in double wardrobes. Neutral decor. CH Radiator. Door leading through to the ensuite bath/shower room.

ENSUITE BATH/SHOWER ROOM:

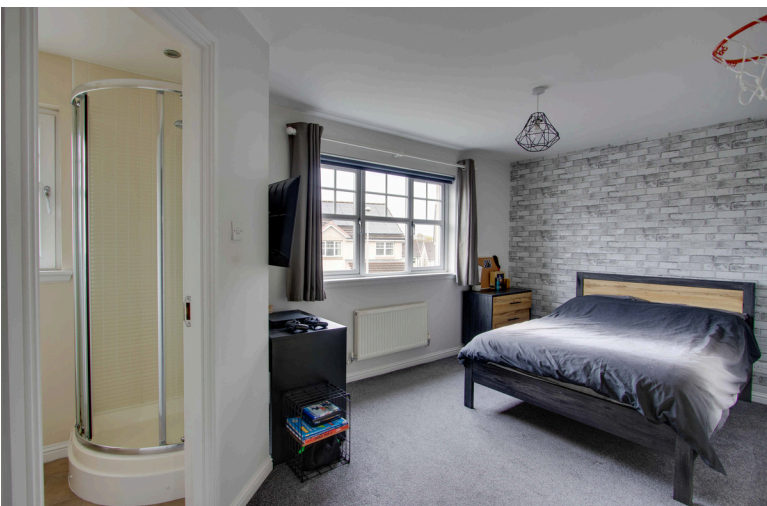
Approx. 9'5 x 9'3. A fantastic addition to the master suite is this lovely room which boasts a free standing bath and a shower along with good quality finishes in the tiles, vanity units and chrome fittings.

BEDROOM 3:

Approx. 14'6 x 12'7 (at the widest). A good sized double bedroom which is light and airy with plenty of space for bedroom furnishings, built in wardrobes and rear facing.

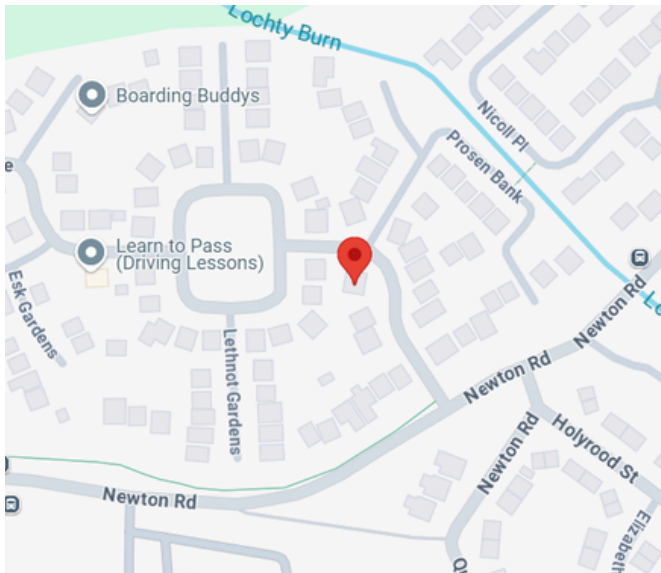
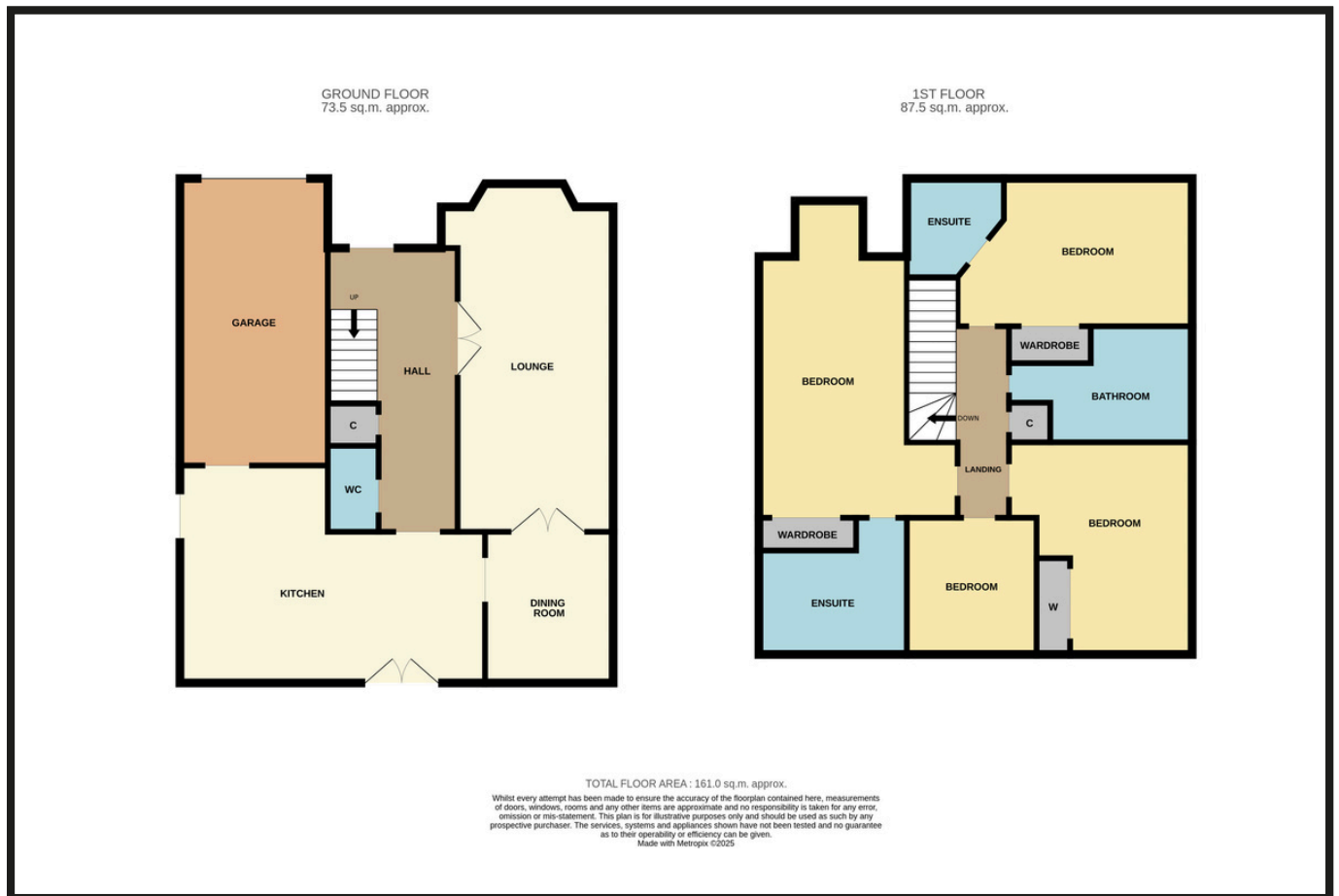
BEDROOM 4:

Approx. 10'10 x 8'8. A really bright rear facing double bedroom which has ample space for all furniture.





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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