

CALDERS

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- EXCELLENT LOCATION
- SEMI DETACHED COTTAGE
- SUNROOM
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING



14 Kinloch Street, Carnoustie, DD7 7EF
Offers Over £160,000

This semi detached three bedroom stone and slate cottage is located in the popular coastal town of Carnoustie and is within easy walking distance of the centre of town and railway station. Carnoustie has a wide range of shops, cafes, restaurants, pubs with 3 Primary Schools and a modern High School. It is within easy commuting distance of Dundee. It is situated within a desirable residential area within easily maintained gardens.

The property benefits from gas central heating, double glazing and has a 12 panel PV system providing electricity for the owners use and feed in tariff. The property has recently been re-harled and the roof re-slatted.

**Entrance hall/Sunroom – 3.75m x 4.12m
12ft 3" x 13ft 2" Approx**

A bright spacious south facing sunroom with a door leading to the inner hallway which gives access to all ground floor accommodation and stairs to the first floor. There are two utility cupboards housing the PV feed control panels and the Combi gas boiler.

**Lounge – 3.24m x 4.45m
10ft 7" x 14ft 7" Approx**

A well proportioned south facing lounge with an original corner and mirrored display alcove.

**Ground floor bedroom – 3.13m x 3.50m
10ft 3" x 11ft 5" Approx**

This surprisingly roomy single bedroom is tucked under the stairs and has ample room for a single bed,



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Kitchen – 3.22m x 3.65m (widest point)

10ft 6" x 11ft 11" Approx

An oak effect kitchen with marble effect worktops and tiled splashback. There is a stainless steel sink with drainer and mixer tap. A stainless steel electric oven with grill and halogen hob. There is a UPVC door which gives access to the enclosed back courtyard.



Bathroom – 1.76m x 1.85m

5ft 9" x 6ft Approx

A partially tiled bright south facing bathroom with a white three piece bathroom suite with recessed shelving over the toilet.

The stairs from the inner hallway lead to the first floor landing which gives access to all upper floor accommodation.



Landing – 1.2m x 2.8m

3ft 11" x 9ft 2" Approx

An 'L' shaped landing with combed ceilings and a large walk in storage cupboard.

Master Bedroom – 4.20m x 4.60m

13ft 9" x 15ft 1" Approx

A large bright south facing double bedroom with partially combed ceilings overlooking the front of the property.



Bedroom 2 – 2.80m x 4.62m at widest point

9ft 2" x 15ft 1" Approx

A good sized south facing double bedroom with partially combed ceilings with a storage cupboard.



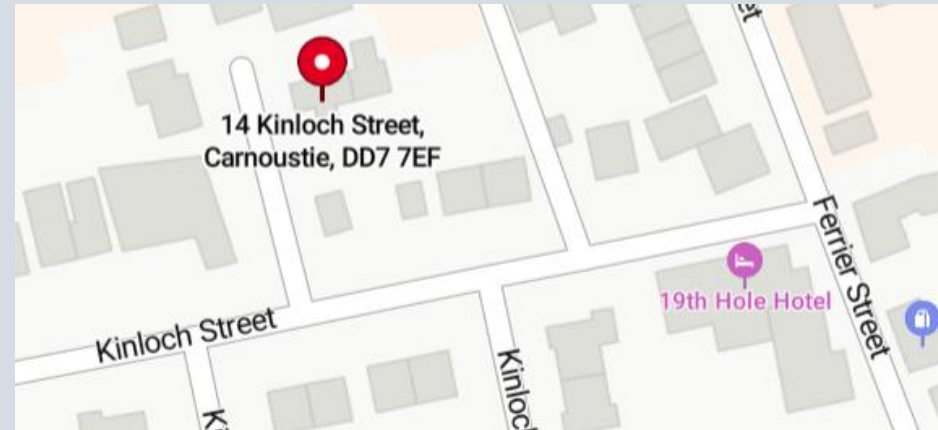
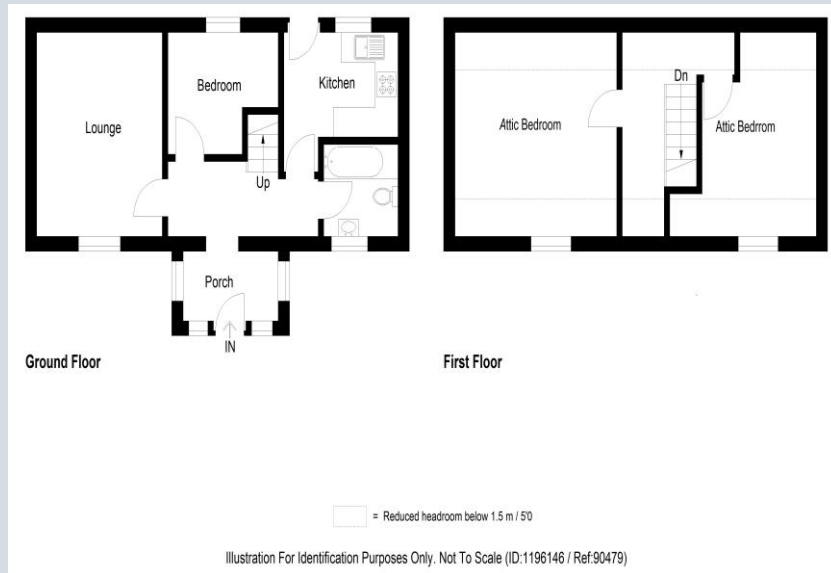
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Outside

The property is set back from Kinloch Street. There is a large front garden which is mostly paved and gravelled for easy maintenance. There is a driveway giving off street parking and a large timber garage which is in need of repair, a large Aviary with flyway located to the rear of the garage.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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