

Connelly Yeoman

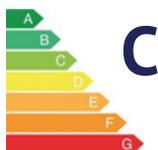


**23 TIGER BEACH DRIVE
CARNOUSTIE DD7 7JT**

DETACHED VILLA



- Set within a very desirable residential location close to popular schools and most amenities
 - An immaculately presented family home of generous proportions over two levels
 - Gas Fired Central Heating and Double Glazing, ample storage, Integral Garage
- Neatly laid out gardens front and back, charming views across Carnoustie Golf Course



OFFERS OVER
£240,000

Property Description

Connelly Yeoman Estate Agents are delighted to present to the market 23 Tiger Beach Drive which is a modern, well presented DETACHED VILLA and which must be viewed to appreciate the generous accommodation on offer. The property is ideally located in a small cul-de-sac of an established and sought after residential estate of similar Villa properties, within easy reach of most amenities and services, including local schools (Burnside Primary is close-by) and close to local shops, Health Centre, etc. This well presented family home offers spacious rooms and has the advantage of a driveway leading to an integral Garage with off-street parking for two cars. Decorated in modern neutral tones, there are also the benefits of Gas fired central heating and Double glazing. On entering into the welcoming Hallway, there is a spacious Lounge and Dining room, Kitchen which flows into a large and bright Conservatory, Utility room and a convenient downstairs cloakroom/WC. On the upper floor the Master bedroom which is en-suite, two further double Bedrooms and a family Bathroom. Lovely open views over the Carnoustie Golf Links are afforded from the property. Surrounding the property there are mature, neatly laid out gardens, with a rear garden enjoying privacy and seclusion, a sunny decked area, patio and lawn, all surrounded by mature shrubs and bushes. Carnoustie is served by a variety of amenities and services, including a number of local and national shops, cafes and restaurants, hotels and public houses, well regarded primary and secondary schools, as well as the internationally famous Links Championship Golf Course, award winning beach and seafront areas. The property is located only minutes' drive away from the A92 dual carriageway for commuting to Dundee, Aberdeen and other local Angus towns. Overall, this is a well presented, spacious family home and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING:

ENTRANCE HALLWAY, LOUNGE & DINING ROOM, KITCHEN, CONSERVATORY, UTILITY ROOM, WC/TOILET; UPPER FLOOR:- MASTER BEDROOM & ENSUITE, TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM. INTEGRAL GARAGE.

ENTRANCE HALLWAY:

Entry is via a double glazed front entrance door with glass side panels into a welcoming Hallway which has a CH radiator and a staircase leading to the upper floor.

LOUNGE & DINING ROOM:

Approx. 10'10 x 22. A spacious, front-facing Lounge which looks out onto the quiet cul de sac with the golf course beyond. To the rear of the room is an area laid out for formal dining with a window overlooking the conservatory. There are ample TV and power points, wood-effect flooring, spotlights to the ceiling and two CH radiators.

KITCHEN:

Approx. 14'6 x 8'. A modern fitted kitchen with a range of base and wall units and work surfaces incorporating a stainless steel sink with mixer tap, stainless steel Electric Oven, five burner Gas Hob and stainless steel extractor above. There is an integrated Fridge/Freezer and ample space for a dining table and chairs. CH Radiator.

CONSERVATORY:

Approx. 15' x 12'8. The conservatory is accessed via double patio doors from the Kitchen, overlooks and provides access to the rear garden. There is wood-effect flooring and fitted wall lights.

UTILITY ROOM:

Approx. 6'2 x 5'3. Also accessed via the Kitchen, the Utility room has a range of base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. There is plumbing and space for an automatic washing machine, a wall mounted Gas boiler and access to the side of the property and a cloakroom/WC.

CLOAKROOM/ WC:

Approx. 3'9 x 5'6. Comprising a WC., and wash-hand basin, extractor fan and a CH radiator.



UPSTAIRS LANDING:

A wooden balustrade staircase leads up from the lower hallway to the upper floor landing, with a built-in shelved airing cupboard housing the water tank. Access hatch into the loft space.

MASTER BEDROOM:

Approx. 8'7 x 21'4. A bright and spacious master Bedroom, with lovely views over the golf links from the front-facing window. The master bedroom has two double wardrobes (shelving and hanging space) with sliding mirrored doors. Access into the Ensuite shower room.

ENSUITE SHOWER ROOM:

Approx. 7'4 x 6'8. The ensuite has a vanity unit incorporating the wash-hand basin and WC. There is a double shower cubicle housing a power shower and finished with modern wet wall within the shower area. A window to the rear provides natural ventilation and light.

BEDROOM 2:

Approx. 8'4 x 10'. Another bright and spacious Bedroom with a front-facing window with views across the golf course. Built-in double wardrobes (shelving and hanging space) with sliding mirrored doors and a CH radiator.

BEDROOM 3:

Approx. 8'4 x 8'10. This good-sized double Bedroom overlooks the rear garden. Built-in wardrobe (shelving and hanging space) with sliding mirrored doors and a CH radiator.

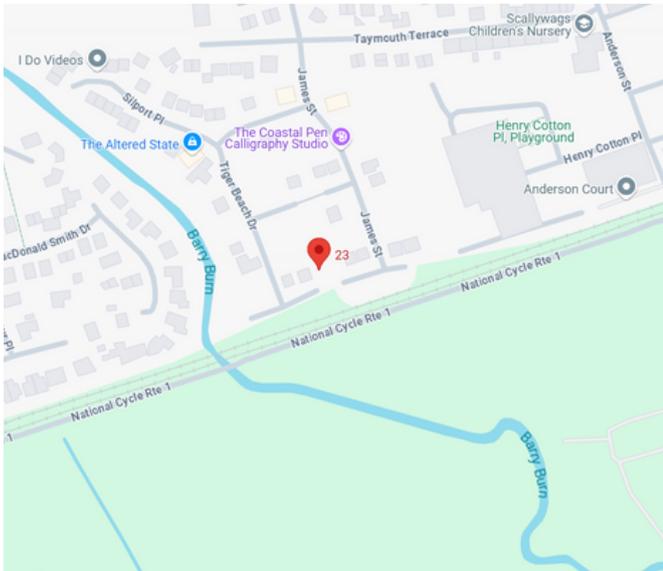
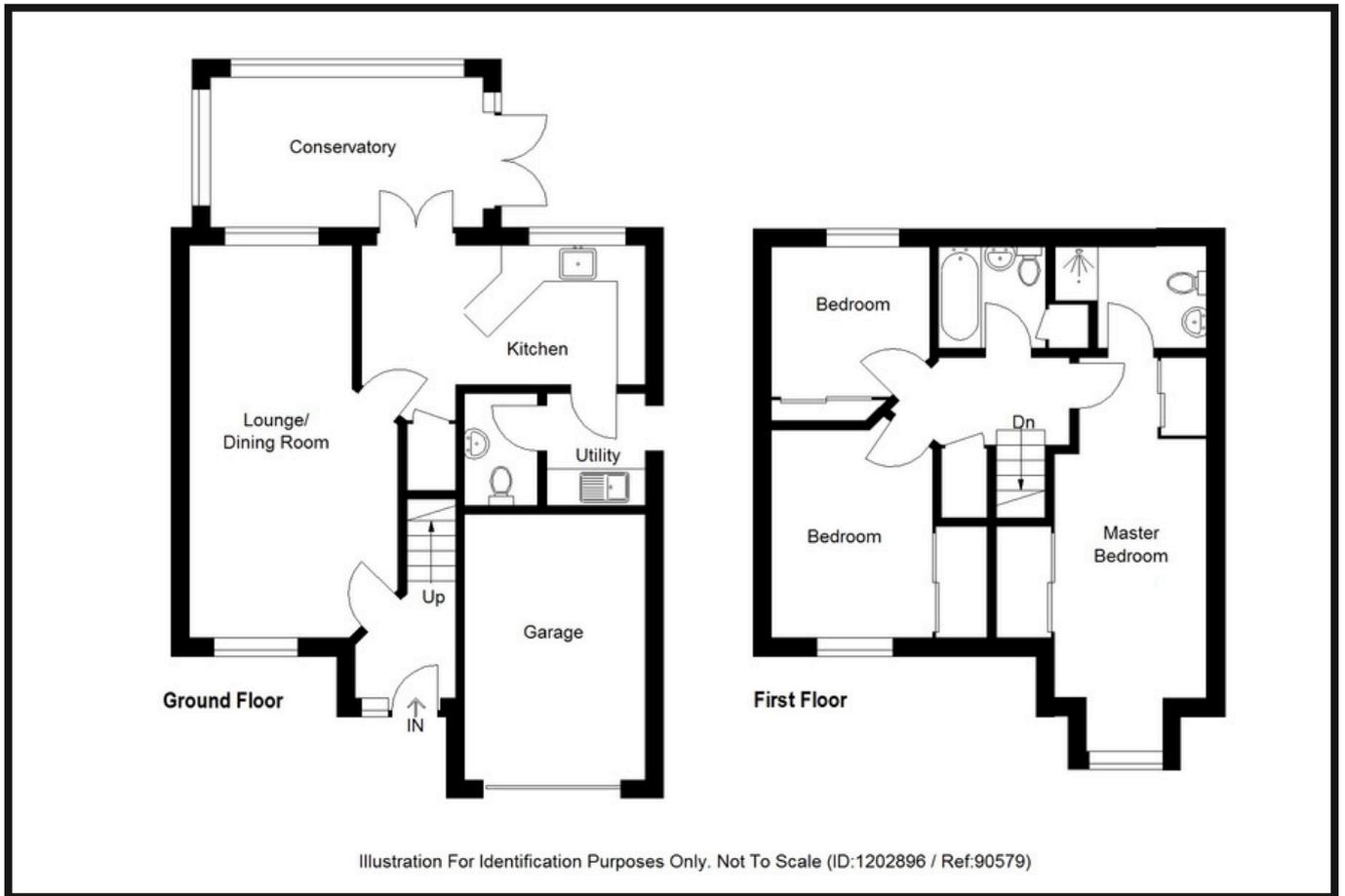
FAMILY BATHROOM:

Approx. 6'6 x 7'. The family Bathroom has a rear-facing opaque glazed window and comprises of a vanity unit incorporating the wash-hand basin and WC., and a bath with an over the bath shower to tap. It is finished with modern tiling to the shower and bath area and has a shelved linen cupboard, Extractor fan and CH radiator.

GARDENS & INTEGRAL GARAGE: To the front of the property a driveway provides off-road parking for two cars and leads to the integral Garage and there is an area of lawn. A path leads up the side of the property, leading into the fully enclosed rear garden which is neatly laid out with a lawn, patio and a sunny decking area. There are established shrubs and plants. A wooden shed is included in the sale.



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.

**Connelly
Yeoman**

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