



**7-9 South Tay Street
Dundee
DD1 1NU**

DX: DD125

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100 Ravensby Road, Carnoustie, DD7 7NQ

Offers Over £ 110,000

Accommodation:- Hall, Lounge, Kitchen Diner, Upper Hall, 2 Double Bedrooms, Family Bathroom, Gardens

Situated in a popular residential area of Carnoustie, this semi-detached villa, while in need of some upgrading, has the potential to provide a spacious family home over two levels.

The property benefits from double glazing and offers 2 double bedrooms along with a handy box room/office and large well maintained large gardens, to front, side and rear. All carpets and fitted floor coverings are included in the price.

Local amenities close by include, Primary Schools, Carnoustie High School, shops, Carnoustie Beach, Tennis Club and Championship Golf Course, Railway Station and bus services connecting to Dundee City Centre and Arbroath

Viewing of this property is highly recommended to appreciate the potential of the home on offer.

Hallway - accessed through glazed front door with light fitting, carpeted, under-stair storage cupboard and leading to accommodation on ground floor.

Lounge - 12'7 x 11'8 - a good-sized front room with large picture window to the front of the property, light fittings, carpeted.

Kitchen Diner - 18'6 x 7'8 - to the rear of the property, fitted kitchen with ample wall and base units with contrasting worktops, window to rear garden, light fitting and vinyl flooring. The dining area is open plan from the kitchen, has ample space for table and chairs, carpeted and door leading out to rear garden.

Carpeted staircase leading to the first-floor landing and on to further accommodation with hatch to attic.

Bedroom 1 - 13'1 x 9'5 – spacious master bedroom, window to front of property, light fitting, carpeted.

Bedroom 2 - 12'7 x 9'8 – good sized second bedroom with fitted wardrobe, window to rear of property, light fitting, carpeted.

Box Room/Office – 6'2 x 5'5 –window to front of property, boiler cupboard, light fitting, carpeted.

Shower Room - 6'2 x 5'5 – Shower Room with WC, wash hand basin, shower cabinet with electric shower, light fitting, vinyl flooring.

Gardens – Large garden to front and side set in lawn. Enclosed paved rear garden with two garden sheds.

All measurements are approximate

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

Viewing

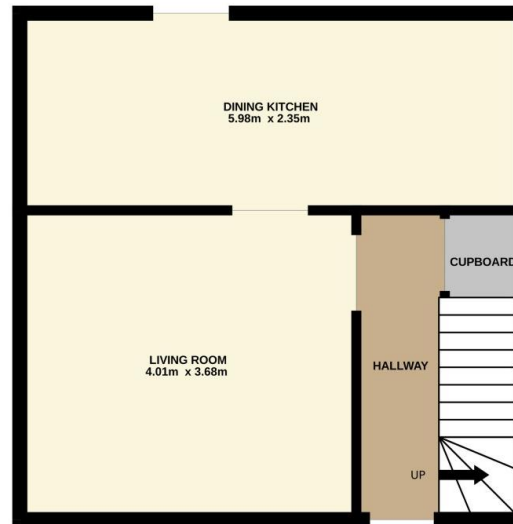
By appointment.

**Contact: - J. Myles & Co, Solicitors on
(01382) 204625.**

EPC Rating – E

Home Report available at –
<https://app.onesurvey.org/Pdf/HomeReport?q=ByixcV%2b6oK4khKz%2bSdrhmA%3d%3d>

GROUND FLOOR
37.0 sq.m. approx.



1ST FLOOR
37.0 sq.m. approx.



TOTAL FLOOR AREA : 74.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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