

Connelly Yeoman

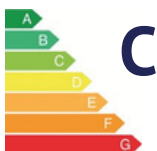


46 BRAEHEAD DRIVE, CARNOUSTIE, DD7 7SX

SUPERIOR DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
- Ample storage space including large cupboards off both lower and upper halls
 - Gas central heating and double glazing
- Detached garage, shed and beautifully manicured, secluded garden



OFFERS OVER
£285,000

Property Description

This superb three bedroom modern SUPERIOR DETACHED VILLA is situated in a highly sought-after residential area of Carnoustie. Presented in move-in condition, the property boasts spacious interiors, well-maintained gardens, and excellent proximity to local amenities, including schools, shops, the beach, and the renowned Carnoustie Golf Links. The property benefits from a large driveway leading to a garage, providing ample off-street parking. The rear garden is a standout feature, offering a private and enclosed space predominantly laid to lawn - ideal for relaxation and entertaining. Carnoustie is a charming seaside town on the North Sea coast of Angus. It is renowned for its picturesque beaches and the world-famous Carnoustie Golf Links which has hosted The Open Championship multiple times. The town offers a range of amenities, including shops, cafes, and schools, and benefits from excellent transport links, with the A92 providing easy access to Dundee and Aberdeen. This property represents a fantastic opportunity to acquire a spacious and well-maintained family home in one of Carnoustie's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and setting of this residence.

ACCOMMODATION:

VESTIBULE, HALLWAY, LOUNGE, FAMILY ROOM, BEDROOM 3, FAMILY BATHROOM, KITCHEN, UPPER HALLWAY, MASTER BEDROOM ENSUITE, BEDROOM 2

VESTIBULE/HALLWAY:

Entry is via a composite door with side panels that leads into a vestibule with a cloak area and an oak and glass panelled door leads into the welcoming hallway which has a large understairs storage cupboard, an oak balustrade staircase leading to the upper floor and a radiator.

LOUNGE:

Approx. 16'3" x 21'9". A big, bright and spacious room which has a lovely front facing window looking out over the garden. There are two further side facing windows and dual radiators.

FAMILY/ DINING ROOM:

Approx. 10'10" x 20'. Two glass panelled doors from the hallway, lead into a large family/dining room. It has a rear facing window, a side window, a double shelved storage cupboard and dual radiators.

DINING/KITCHEN:

Approx. 12'10" x 17'10". An extremely large dining kitchen with modern base and wall units with coordinating work surfaces incorporating a double stainless steel sink with mixer tap. It has Bosch appliances which include a combination microwave oven, oven, integrated dishwasher, washing machine, fridge freezer, wine cooler and induction hob with a glass and stainless steel extractor above. The room has a breakfast seating area and is flooded with light due to a window overlooking the garden, a side facing window, a rear facing window plus two electric Velux roof windows which provide a real sense of space and light. From here a door leads out into the garden and driveway.

BEDROOM 3:

Approx. 10'10" x 11'. A beautiful front facing spacious bedroom with laminate flooring, a radiator and double shelved and hanging wardrobes with sliding mirrored doors.

FAMILY BATHROOM:

Approx. 8' x 5'5". The bathroom has an over the bath shower, wash hand basin and WC. It has been fully tiled, has a parador ceiling with spotlights, bathroom fittings and a radiator. A window overlooking the rear of the property provides natural ventilation and light.



UPPER HALLWAY:

The upper hallway is reached via an oak balustrade staircase. There is an access hatch to a partially floored loft. Here you can also access a large loft space ideal for storage and which has light and houses the gas central heating boiler.

MASTER BEDROOM:

Approx. 13'2 x 12'9. A spacious master suite with one wall complete with shelved and hanging wardrobes with sliding mirrored doors. It has a radiator and a window over looking the front of the property. A door leads from here into an ensuite shower room.

ENSUITE SHOWER ROOM:

Approx. 7'5 x 8'. The ensuite has a wash hand basin, WC and a shower cubicle housing an electric power shower. The shower area is finished with modern wet wall and the rest of the room is tiled. It has a parador ceiling with spotlights and an extractor fan, heated towel rail and a side facing Velux window.

BEDROOM 2:

Approx. 15'8 x 9'2. A bright and spacious bedroom overlooking the rear of the property with a radiator.

GARAGE:

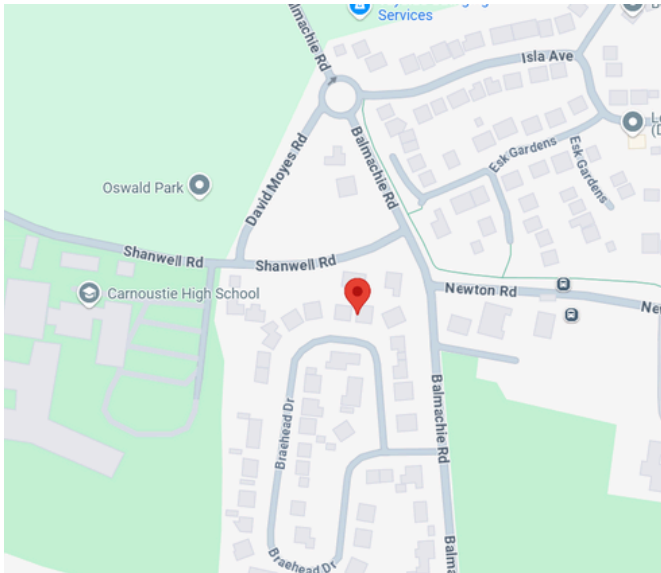
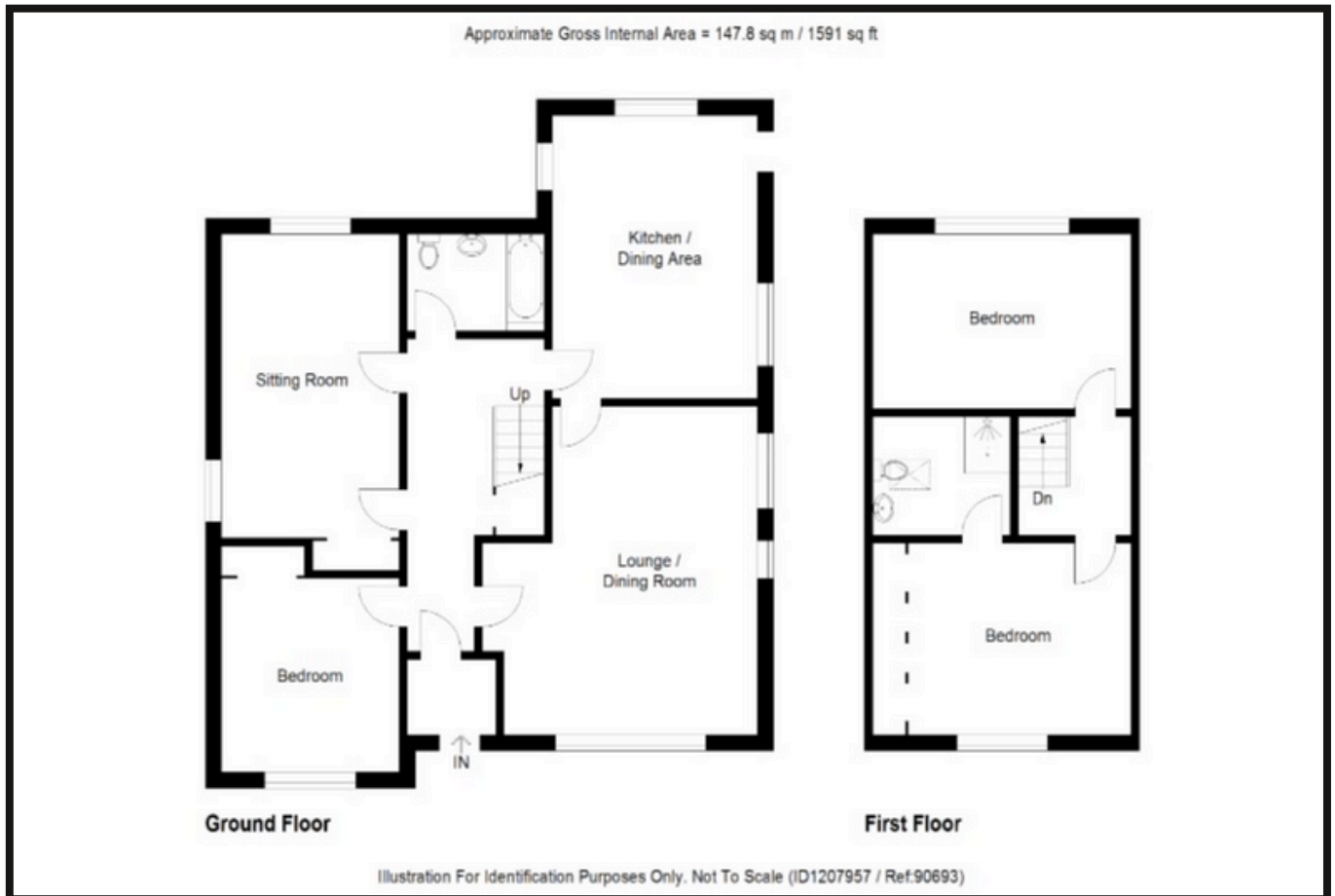
Approx. 8' x 18'. A driveway leads to the garage with parking for numerous cars and has an EV charging point. The garage has power and light and an up and over garage door.

OUTSIDE:

The property is set within lovely mature and well maintained gardens. To the front there are borders with mature trees and shrubs. A joining the garage is a secluded garden with a sunny patio seating area and access to a wooden shed which will remain with the property. Flowing on from here is an area of lawn, which is very secluded and a lovely sunny spot. A gate provides access to an area for bins.



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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