

# Connelly Yeoman



4 ELIZABETH CRESCENT, CARNOUSTIE, DD7 6HP

SEMI DETACHED VILLA



- Set within a popular residential area and a short walk to Woodlands Primary School
- A deceptively spacious family home offering well proportioned accommodation
  - Electric Storage Heating and Double Glazing
  - Full enclosed rear garden with wooden shed



OFFERS OVER  
**£135,000**

# Property Description

Nestled in a peaceful residential area, 4 Elizabeth Crescent is a delightful SEMI DETACHED VILLA offering a perfect blend of traditional charm and modern comfort. Ideal for families, first time buyers, or those seeking a tranquil retreat, this property boasts spacious living areas and an easily maintained garden with a shed. Situated in the sought-after town of Carnoustie, renowned for its world-class golf course and stunning costal scenery. Local amenities, including shops, schools and transport links, are within easy reach, making this an ideal location for families and professionals alike.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, LOUNGE, KITCHEN, FAMILY BATHROOM, THREE BEDROOMS.**

## **ENTRANCE HALLWAY:**

Entry is into a spacious, welcoming hallway with a side facing window. A cupboard houses the electric meter and fuse box. A staircase leads to the upper floor where there is a useful understairs cupboard for further storage.

## **LOUNGE:**

Approx. 13'7 x 14'. A bright and spacious lounge with a large window overlooking the front garden, laminate flooring and wall lights.

## **KITCHEN:**

Approx. 13'7 x 10'5. A modern kitchen fitted with a range of base and wall units and a stainless steel sink. Plenty of space is available for appliances and a cupboard houses the water tank. There is access, here, into the rear garden.

## **FAMILY BATHROOM**

Approx. 6'4 x 6'7. The bathroom has modern fixtures and fittings which include a WC, wash hand basin and a bath with an over the bath electric shower. A side facing window provides natural ventilation and light.

## **UPPER HALLWAY:**

A staircase leads to the upper floor with a side facing window, access hatch to the loft and a shelved storage cupboard.



**BEDROOM 1:**

Approx. 13'6 x 10'6. A good sized double bedroom with a rear facing window and a panel heater.

**BEDROOM 2:**

Approx. 10'8 x 10'6. Facing toward the front of the property, this bedroom has a shelved and hanging wardrobe with overhead storage and a panel heater.

**BEDROOM 3:**

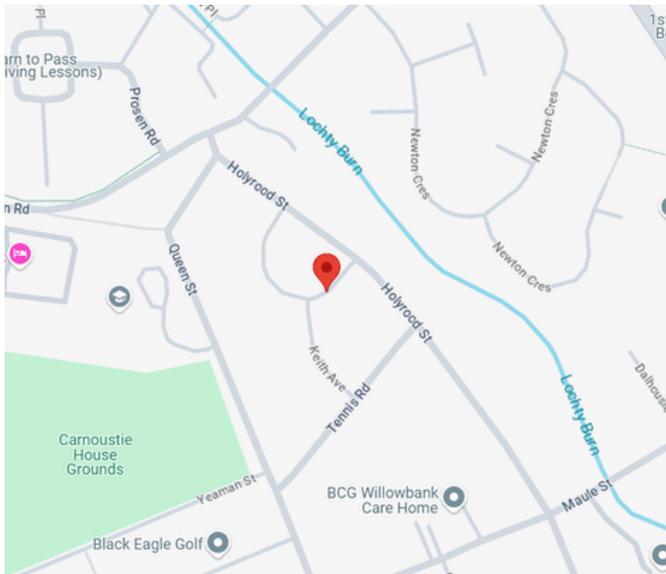
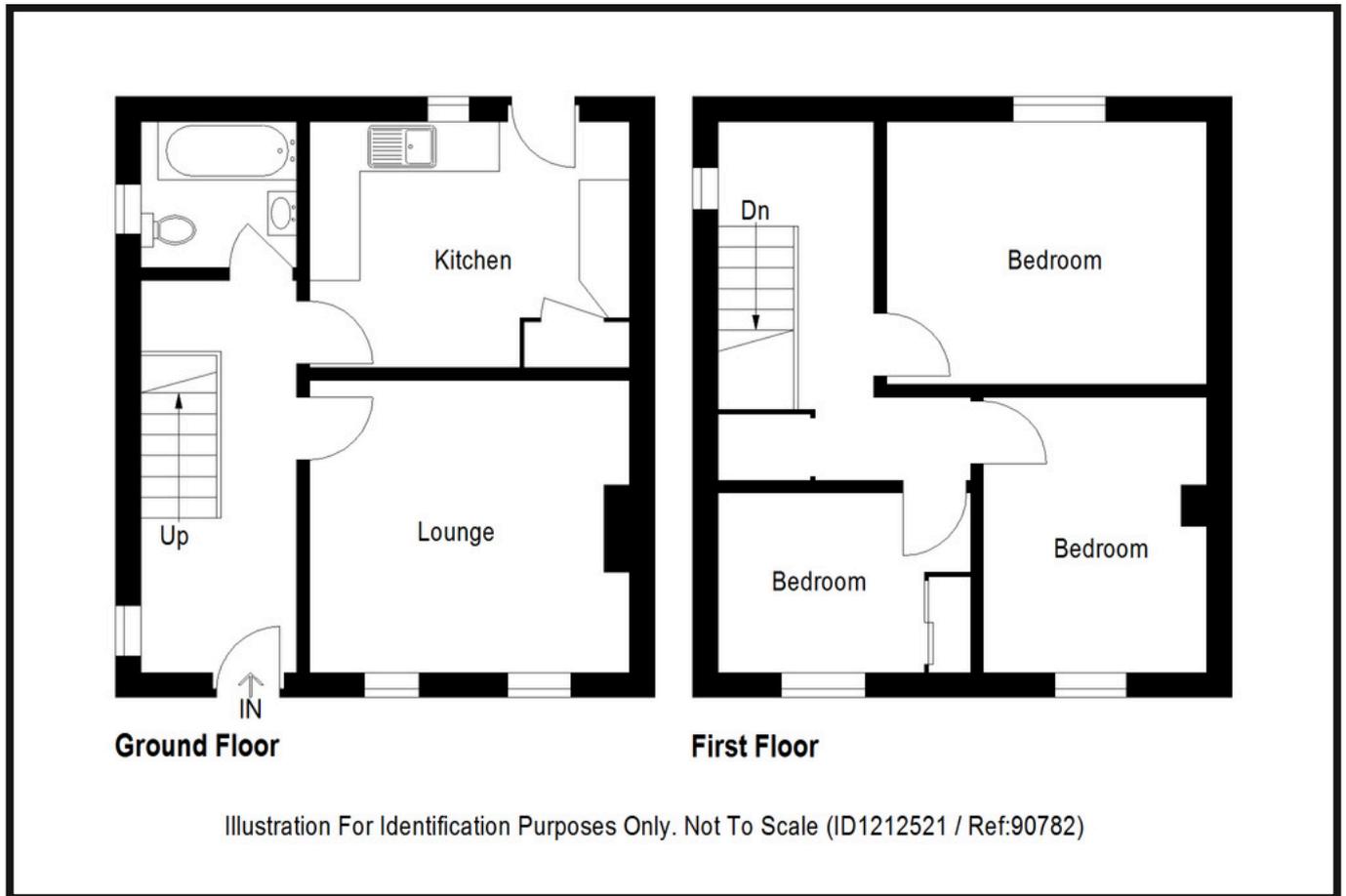
Approx. 9'5 x 13'8. This third bedroom also overlooks the front of the property and has a panel heater.

**GARDEN:**

The property benefits from a good sized mature garden. At the front there are established shrubs and chip stones. A path leads to the side of the house. The rear garden is fully enclosed with a wooden shed, lawned area and establishes shrubs.



# 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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