

# Connelly Yeoman



16 ADMIRAL STREET  
CARNOUSTIE DD7 6BA

GROUND FLOOR  
FLAT



- Attractive and well presented Ground Floor Flat located close to Westhaven
- Within easy reach of central amenities, train station, shops, sea-front and golf courses
  - Gas Fired Central Heating and Double Glazing
- Private front garden area laid out for easy maintenance, Mutual rear garden area



OFFERS OVER  
**£95,000**

# Property Description

This attractive, stone-built traditional style, GROUND FLOOR FLAT is ideally situated within a popular residential area of Carnoustie, located within walking distance to the town centre and within easy reach of most amenities and services. The location of the Flat is very close to the lovely Westhaven seafront area of the town, and within close proximity to the main east coast railway station serving the town, and of course not forgetting the world renowned Golf Links. The property forms the lower ground floor of a well maintained, stone-built block of similar flatted properties and has been well maintained, enjoying the benefits of Gas fired central heating (with a relatively new boiler) and Double glazing. Externally, there is a private front garden area (outside the Lounge window) belonging to the Flat, which is laid out for easy maintenance with stone-chips and bordered by a stone wall. There is an easily maintained, mutual rear garden laid out in stone-chips, clothes drying poles and a useful Outhouse. Overall, this attractive Ground Floor Flat would suit a variety of buyers and early viewing is recommended.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, BEDROOM, KITCHEN, SHOWER ROOM.**

**ENTRANCE HALLWAY:** Enter via a main front entrance door directly into the Hallway, which has a walk-in shelved storage cupboard and a second walk-in shelved cloaks/storage cupboard housing the electric meter and fuse box. CH Radiator. Access through into the Lounge.

**LOUNGE:** Approx. 14'3 x 12'1. A bright and spacious, front-facing Lounge, with traditional features including the original shelved "press" or storage cupboard, ceiling cornice and there is a feature Electric Fire which is included in the sale BUT NO WARRANTIES GIVEN THEREON. CH Radiator.

**BEDROOM:** Approx. 13' x 12'10. A spacious double Bedroom, with a rear-facing window. Built-in double wardrobe with shelving and hanging space, sliding doors and overhead storage. CH Radiator.



**KITCHEN:** Approx. 12' (at longest point) x 9' with a rear-facing window and external double glazed door leads out to the mutual rear garden. The Kitchen is fitted with base and wall mounted storage units, work surfaces incorporating a stainless steel sink with mixer tap. Breakfast bar area. Built-in stainless steel Electric Oven and Hob. (NB - the Fridge, counter-top Freezer and the Automatic Washing Machine are included in the sale BUT NO WARRANTIES GIVEN THEREON). The gas central heating boiler is located here (the boiler has been recently installed).

**SHOWER ROOM:** Approx. 2'9 x 9'7. Comprising WC., and wash-hand basin, with a shower area housing an Electric Shower. Wet wall panel finish. Front-facing opaque glazed window for natural ventilation and light. Heated CH towel rail.

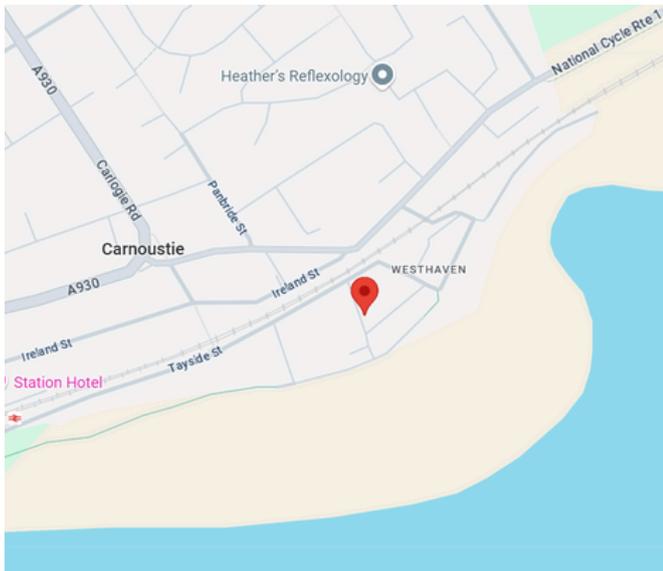
**GARDENS:** Private front garden area (outside the Lounge window) belonging to the Flat, which is laid out for easy maintenance with stone-chips and bordered by a stone wall. Easily maintained, mutual rear garden laid out in stone-chips and clothes drying poles. There is a private Outhouse, useful for storage.



# Property Professionals



Illustration For Identification Purposes Only.  
Not To Scale (ID1209405 / Ref:90710)



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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