

Connelly Yeoman



19A BURNSIDE STREET, CARNOUSTIE, DD7 7ET

GROUND FLOOR APARTMENT



- Deceptively spacious Ground Floor Apartment with security entry system
 - Located in a popular area of Carnoustie within easy reach of most amenities
 - Gas Fired Central Heating and Triple Glazing, ample storage
 - Enclosed rear Garden with Garden Shed, Residents' private Car Parking Area
- **HOME REPORT VALUE £155,000**



OFFERS OVER

£140,000

Property Description

This most impressive, deceptively spacious, two bedroom GROUND FLOOR APARTMENT forms part of a purpose-built building of 4 similar flatted properties and is ideally situated within a popular area of Carnoustie, close to the town centre, with most amenities and services close-by. The property provides very generously proportioned accommodation on one level, has been well maintained and enjoys the benefits of Gas fired central heating, triple glazing and ample storage, with all flooring, blinds and curtains included. Entry into the main building is via a mutual entrance hall area with access to the other 3 Apartments, and with a security entry system in operation. On entering the Apartment there is a welcoming Hallway with a built-in cloaks cupboard, and access to the spacious Lounge, well appointed Dining Kitchen with its own external door out into the garden area, main Bathroom, and two spacious double Bedrooms (both with fitted wardrobes), one of which has an En Suite Shower Room. Externally, the Apartment has its own fully enclosed rear garden, neatly laid out in paving slabs, and to the side of the building there is ample off-road, private residents' car parking. Overall, this well appointed Apartment would suit a variety of buyers and early viewing is highly recommended to appreciate.

ACCOMMODATION: MUTUAL ENTRANCE HALL AREA WITH SECURITY ENTRY; ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, MASTER BEDROOM 1 WITH EN SUITE SHOWER ROOM, BEDROOM 2, BATHROOM.

ENTRANCE HALLWAY: Enter into the spacious and welcoming Hallway, with a built-in cloaks/storage cupboard with sliding mirror doors. CH Radiator. Security entry system.

LOUNGE: Approx. 15'10 x 13'3. A lovely bright and spacious Lounge, with ample space for furniture settings. CH Radiator.

DINING KITCHEN: Approx. 24'6 x 12'10. Glass panelled door leads into the large Dining Kitchen which is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Built-in double Electric Oven, Ceramic Hob with extractor above. Plumbing and space for an automatic washing machine and further under-counter space for kitchen appliances. Ample space for dining with feature breakfast bar worktop. CH Radiator. Rear-facing window. External door leads out into the garden.



BEDROOM 2: Approx. 12'3 x 13'3. A spacious main bedroom, with a rear-facing window. Built-in wardrobe with shelving and hanging space, sliding mirror front doors. CH Radiator.

BEDROOM 1: Approx. 13' x 13'3. Another spacious double bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space, sliding mirror front doors. CH Radiator. Access into the En Suite.

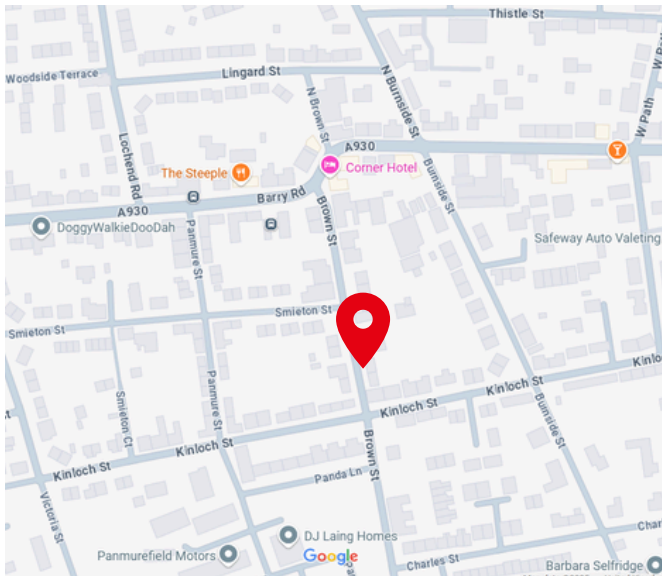
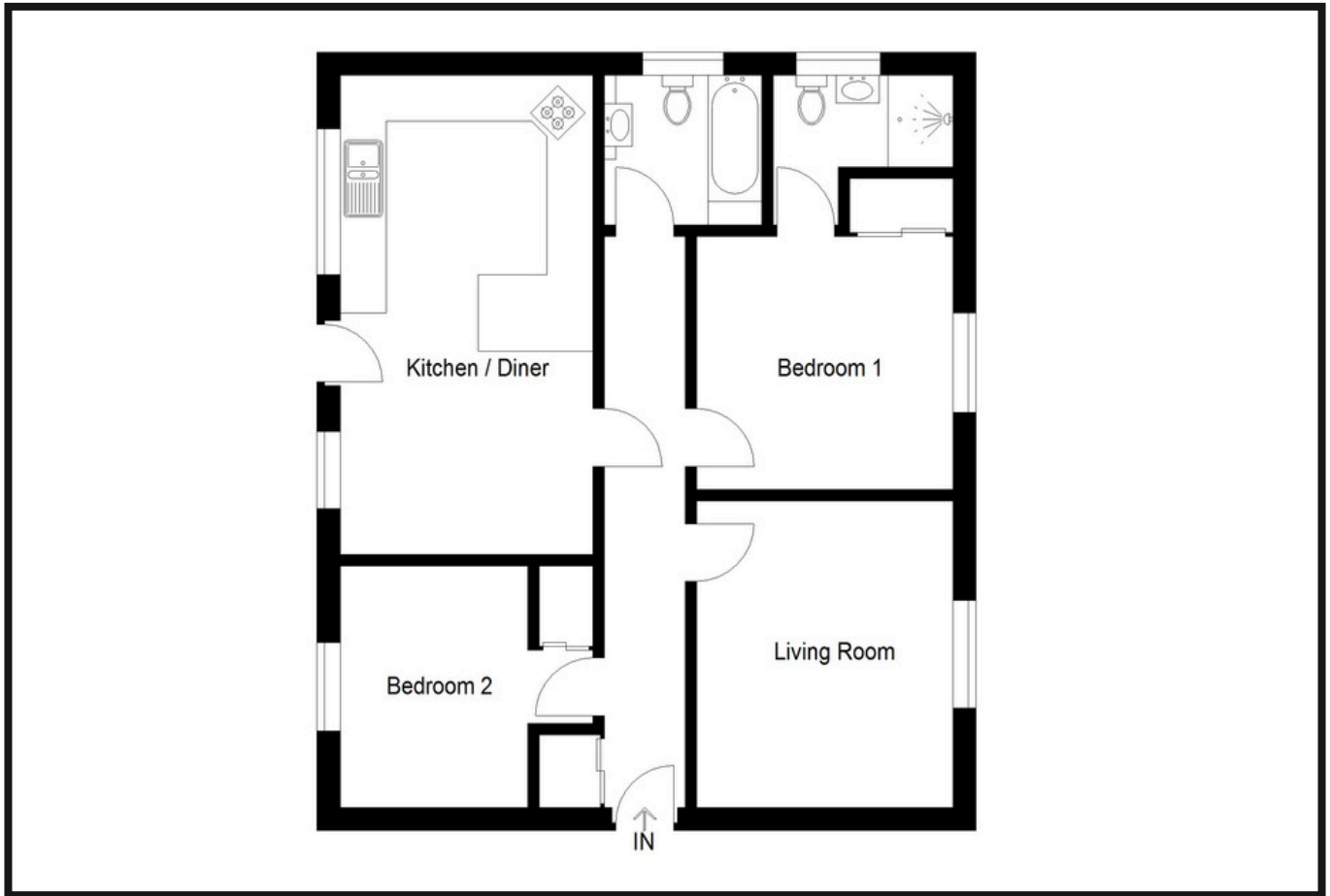
EN SUITE SHOWER ROOM: Approx. 7'7 x 9'3. Comprising WC., wash-hand basin and shower cubicle. Full wall tiling. Extractor fan. Heated towel rail. Side-facing opaque glazed window allows for natural ventilation.

BATHROOM: Approx. 7'7 x 8. Comprising WC., wash-hand basin and vanity unit, bath with an over the bath Electric shower. Wall tiling. Extractor fan. Heated towel rail. Side-facing opaque glazed window allows for natural ventilation.

EXTERNALLY: Fully enclosed rear garden area which is neatly laid out in paving slabs. Garden Shed included. Residents' private car parking area.



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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