

Connelly Yeoman



**1B SOUTH TAYMOUTH STREET,
CARNOUSTIE, DD7 7JG**

**GROUND & FIRST
FLOOR MAISONETTE**



- Within a very desirable location with uninterrupted Golf Course and sea views
- An immaculately presented family home of generous proportions
 - Decorated in modern neutral colours
- Balcony with seating area overlooking Carnoustie Golf Course



OFFERS OVER
£225,000

Property Description

This well presented MAISONETTE is located in a very popular and much sought after area of Carnoustie, within easy reach of most central amenities and services, including local shops, supermarkets, cafes, restaurants, hotels, public houses and primary and secondary schools. Leisure opportunities can be found in the near-by sports centre, the internationally renowned Championship Golf Course, award winning beach and lovely seafront parks. Only a few minutes drive from the A92 giving an easy commute to Dundee, Aberdeen and other Angus towns. The property offers deceptively spacious accommodation over two levels and benefits from Gas central heating and double glazing. On entering the property there is a hallway with storage cupboard and an adaptable ground floor room which could be a bedroom or study. A staircase leads to the upper level where a lovely lounge with patio doors opens out to a newly refurbished seating patio area and gives stunning uninterrupted views over the golf course and onwards to the sea. A dining kitchen and further dining hallway provide ample room for casual or more formal dining. Three further good size bedrooms a shower room and a bathroom can also be found on this upper level. Externally, an area of private garden laid out in chip stones with a wooden shed and a shared driveway offers off street parking.

ACCOMMODATION COMPRISING: LOUNGE, DINING HALLWAY, DINING KITCHEN, 4 BEDROOMS, SHOWER ROOM AND A BATHROOM.

HALLWAY:

Through a private ground floor main door into an entrance vestibule with cupboard housing the fuse board, a further small understairs storage cupboard and a fully carpeted staircase leading to the first floor.

UPPER DINING HALLWAY:

Approx. 16'5 x 9'. With a window giving natural light and a good size storage cupboard with shelving, through a glass panel door into the dining hallway where there is ample room for furnishings. A few steps lead to the rear hallway where there is a ceiling hatch with access to loft space.

LOUNGE:

Approx. 17'3 x 15'10. Through a glass panel door into a lovely lounge which has an uninterrupted views over the Championship Golf Course and beyond to the sea. Sliding patio doors lead onto a lovely recently renovated patio area which has ample room for outdoor furnishings and offers a lovely outside space. Some furniture may be available under separate negotiation.

KITCHEN/DINING:

Approx. 8'11 x 24'3 A glass panel door leads into this generous dining kitchen which is fitted with a range of base and wall units with coordinating work surfaces, stainless steel sink with mixer tap, electric oven and grill, 4-burner induction hob with extractor hood above, integrated slimline dishwasher and space for a free standing fridge/freezer. With plenty of space for dining table and chairs, additional storage cupboard housing the boiler with shelving and side facing window

BEDROOM 4/OFFICE:

Approx. 7'2 x 13'. A door from the hallway into this good size ground floor room which could be adapted to suit. With a side facing window, neutral decor and carpet flooring.



SHOWER ROOM:

Approx. 5'6 x 6'7. Fitted with a modern 2-piece white suite with shower enclosure housing a mains power shower, wash hand basin set in a vanity unit with storage below, Wet Wall lined throughout.

FAMILY BATHROOM:

Approx. 5'6 x 6'1. Fitted with a 3-piece white suite and a mains power shower above the bath, wash hand basin set in a vanity unit with storage below and finished in Wet Wall.

BEDROOM 1:

Approx. 15'6 x 8'7. Side facing with double built in wardrobes.

BEDROOM 2:

Approx. 10'2 x 10'8. This room is rear facing and overlooks the rear garden, There is a built in double wardrobe with sliding mirror doors.

BEDROOM 3:

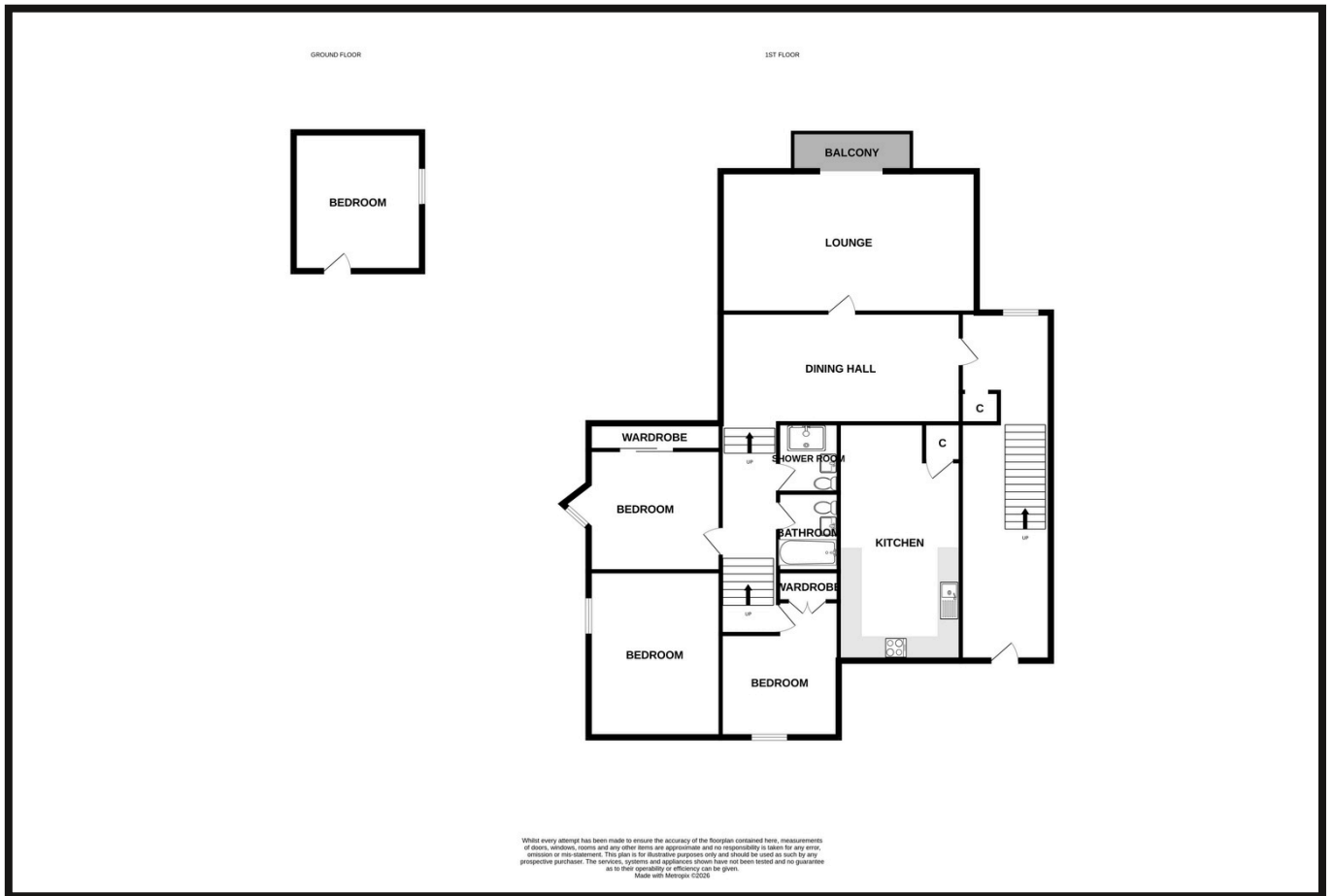
Approx. 17'5 x 7'8. With a side facing window and carpet flooring.

GARDEN/DRIVEWAY:

A private garden area is laid out in chip stones and a wooden shed will be included in the sale and a driveway to the front is shared by the other properties in the block.



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

tspc

Connect with us

