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**Selhurst, 1 Holyrood Street, Carnoustie, DD7 6HF**

**Home Report Value £300,000**

**Offers Over £275,000**

**Accommodation: - Hallway, Lounge, Sitting Room, Dining Kitchen, Three Double Bedrooms, Bathroom, Utility Room, Cloakroom, Gardens.**

Situated close to Carnoustie Town Centre, this charming semi-detached dwellinghouse enjoys many fine features and is available for early entry. The property benefits from gas central heating, double glazing and easily maintained gardens to front, side and rear.

It is ideally situated for local amenities including Carnoustie Championship Golf Course, Carnoustie Beach, schools and shops. It is also within walking distance of local bus services to Dundee and Arbroath and the local Rail Station which is on the main east coast line.

All fitted floorcoverings and blinds are included in the price. Viewing of this property is highly recommended to appreciate the standard of the home on offer.

**Porch and Hallway**

Entering through front door with glass panels into bright porch area with inner door leading through to hallway, light fitting, storage cupboards, radiator, carpeted.

**Lounge (21'3 x 15'4)**

Large, bright lounge with feature bay window overlooking front garden, newly installed gas fire in stone surround with decorative alcoves, ornate ceiling rose and cornicing, pendant light fitting, storage cupboard, radiators, carpeted.

**Sitting Room (16'1 x 10'8)**

Spacious second reception room with bay window overlooking front garden, newly installed gas fire with mantelpiece, ornate cornicing, pendant light fitting, decorative alcove with mirror, radiator, carpeted.

**Dining Kitchen (17'1 x 13'1)**

Spacious kitchen with ample fitted wall and base units and coordinating work top surfaces, sink and drainer, integrated electric hob and double oven, cooker hood, dishwasher and fridge freezer, spotlight fittings, window to side garden, radiator, vinyl flooring. Dining area with ample space for table and chairs.

**Utility Room (9'8 x 8'2)**

Useful Utility Room, plumbed for washing machine, storage cupboards, sink and drainer, radiator, lighting fitting, vinyl flooring, door to rear garden.

**Cloakroom (4'9 x 2'9)**

Fully tiled downstairs cloakroom with wash hand basin in vanity unit, w.c., mirror, light fitting, vinyl flooring.

**Carpeted Stairway leading to split level upper accommodation with cupboards providing storage space, hatch to attic with Ramsay ladder, light fitting and radiator.**

### Bedroom 1 (19'3 x 16'7)

Bright, spacious master bedroom with feature bay window overlooking front garden, window seat, pendant light fitting, radiator, carpeted.

### Bedroom 2 (13'4 x 11'11)

Large second double bedroom with window to side, cast iron fireplace, pendant light fitting, radiator, carpeted.

### Bedroom 3 (10'1 x 9'5)

Third double bedroom with window to side, pendant light fitting, radiator, carpeted.

### Family Shower Room (9'5 x 6'2)

Recently installed shower room with white three-piece suite incorporating wash hand basin in vanity unit, w.c. and large shower cabinet with mains shower, heated towel rail, spotlight fittings, tiled flooring.

### Outside

To the Front, side and rear: - Fully enclosed monobloc garden with seating areas and rotary clothes dryer. Driveway providing off street parking.

### Viewing

By appointment. Contact Solicitors on 01382 204625 or Owner on 01241 859492.

*All measurements are approximate* -Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

HOME REPORT AVAILABLE AT:  
<https://app.onesurvey.org/Pdf/HomeReport?q=oLUmeQYWkEB1nRJQQY3cow%3d%3d>

EPC RATING - C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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