

Connelly Yeoman



**17 BURNSIDE STREET,
CARNOUSTIE, DD7 7ET**

**SEMI DETACHED
COTTAGE**



- Spacious Semi Detached Cottage with Sunroom
- Within a popular residential area close to the town centre, beach and golf course
 - Gas Central Heating and Double Glazing
 - Lovely sunny easy to maintain mature garden



OFFERS OVER
£150,000

Property Description

This most impressive, bright and airy two bedroom COTTAGE is ideally situated within a popular residential area close to the town centre, beach and golf course and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage in a large floored loft and comprises of a spacious lounge, sunroom, dining kitchen, two double bedrooms, a shower room, utility and boiler room. Outside there is an easy to maintain stone chipped garden, neatly laid out with mature shrubs, fruit trees, a drying area, area suitable for a greenhouse, and raised vegetable boxes. There is a sunny patio with access into the sunroom and two storage sheds.

ACCOMMODATION: LOUNGE, SUNROOM, DINING KITCHEN, SHOWER ROOM, TWO BEDROOMS, UTILITY & BOILER ROOM.

ENTRANCE HALLWAY:

Enter through a double glazed door into a vestibule area with hanging space and a front facing window.

UTILITY:

Approx. 2'9 x 4'6 Enter from the hallway into a utility which has plumbed space for a washing machine, quarry tiled flooring and a front facing window.

LOUNGE:

Approx. 12'4 x 17'5. Shelved alcove with glass shelving with overhead storage. Ample room for furnishings and glass doors leading into the sun room.

SUNROOM:

Approx. 9'1 x 7'6. Overlooking and giving access into the garden with tiled flooring and wall lights.

KITCHEN:

Approx. 11'2 x 13'4. A spacious dining kitchen with base and wall units with work surfaces incorporating a stainless steel sink, free standing electric cooker, space for under counter appliances, shelved larder cupboard and a rear facing window.

BOILER ROOM:

Approx. 3'1 x 7'. From the rear hallway through a glass panel door into this useful storage room housing the boiler with plenty of useful storage and a rear window.



BEDROOM 1:

Approx. 8'10 x 12'9. Overlooking the garden this double room has a shelved wardrobe with overhead storage and ample power points.

BEDROOM 2:

Approx. 8'9 x 10'2. From the rear hallway into this double bedroom.

SHOWER ROOM:

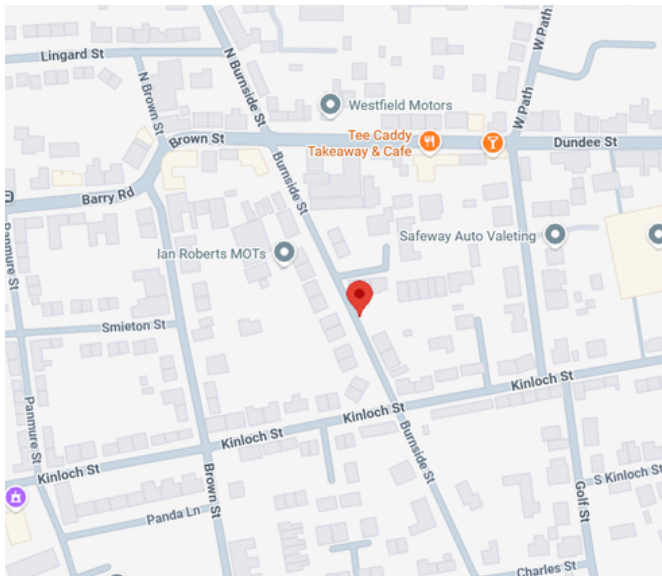
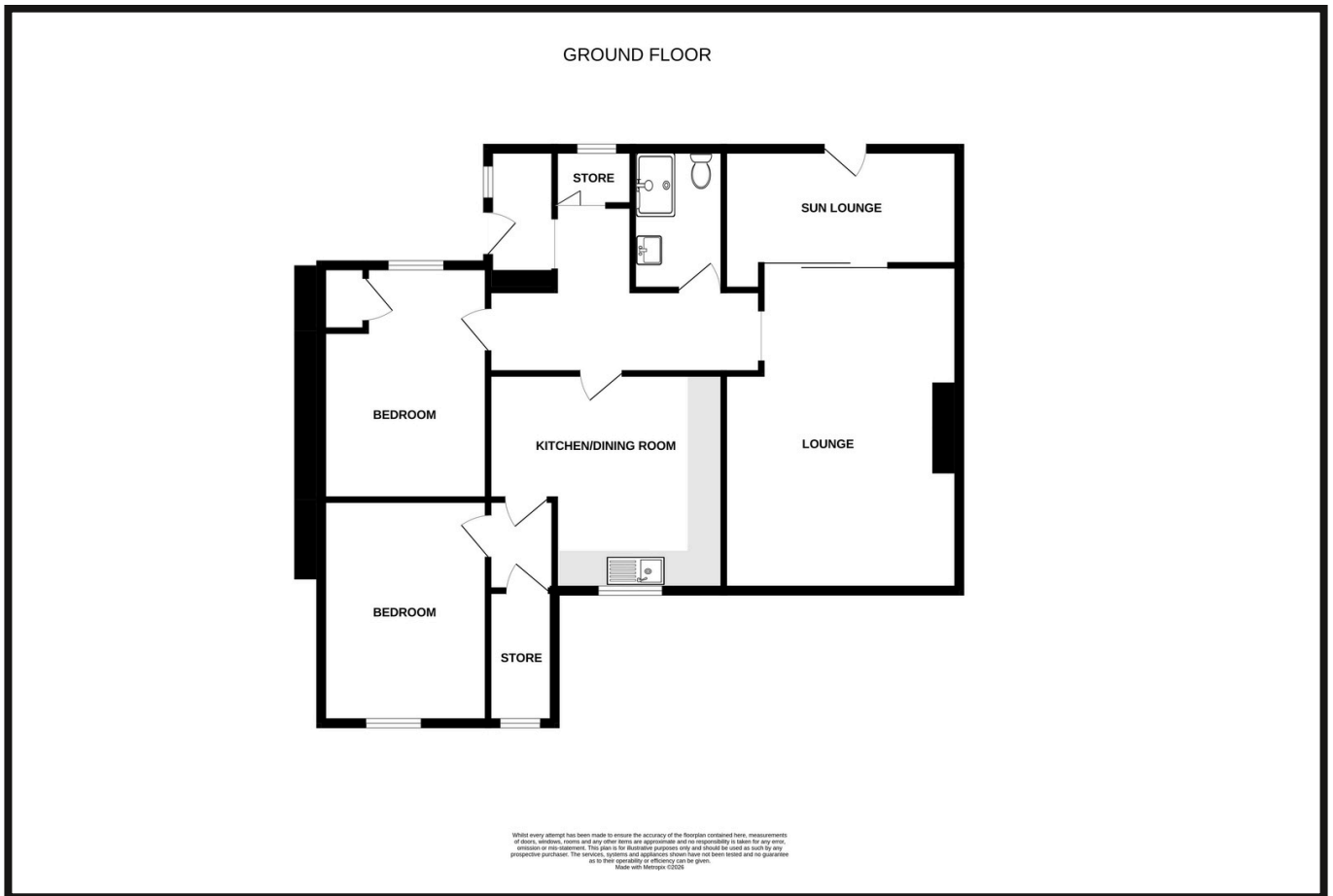
Approx. 4'9 x 8'8. With double shower cubicle housing a power shower finished in modern Wet Wall, WC and wash hand basin with tiling behind. A bathroom cabinet and front facing window.

GARDEN:

A lovely sunny easy to maintain garden with established fruit trees, shrubs and borders and raised flower/vegetable beds. With a pathway leading to the property, stone chipped areas, two sheds and a sunny patio area.



Property Professionals



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