

Connelly Yeoman



56 CAESAR AVENUE, CARNOUSTIE, DD7 6DS

SEMI DETACHED VILLA



- Attractive semi-detached home situated within a popular residential area of Carnoustie
 - Gas central heating and double glazing
- Well presented front garden with generous driveway leading to a detached garage
 - Fully enclosed rear garden, ideal for outdoor entertaining



OFFERS OVER
£190,000

Property Description

This attractive and well presented SEMI DETACHED VILLA is a well-proportioned three-bedroom home offering comfortable and versatile accommodation ideally suited to modern family living. The property benefits from bright and spacious interiors, with a good sized lounge and dining room providing flexibility for family use. Externally, the home enjoys private outdoor space, ideal for relaxation and entertaining. There is a well presented front garden with a generous size driveway suitable for two cars leading to a detached garage. Situated within the sought-after coastal town of Carnoustie, the property is conveniently located for a range of local amenities including shops, cafés, and well-regarded schools, while excellent transport links offer easy access to Dundee and surrounding areas. Residents can also take advantage of nearby coastal walks and the renowned Carnoustie Golf Links, making this an appealing home combining everyday convenience with an attractive lifestyle setting. This property is ideally suited to a wide range of buyers. Early viewing is strongly recommended to appreciate the location and lifestyle on offer.

ACCOMODATION: ENTRANCE HALLWAY, LOUNGE, KITCHEN, DINING ROOM, THREE BEDROOMS AND A FAMILY BATHROOM

HALLWAY: Entering via a double glazed door with glass side panel into a welcoming hallway. Here there is a storage cupboard housing the electric fuse box and an understairs storage cupboard with light and shelving.

LOUNGE: Approx. 10'5 x 20'. A bright and spacious lounge with a front facing window overlooking the garden. There is ample space for furnishing and double French doors that lead into the dining room.

DINING ROOM: Approx. 9'9 x 11'3. Patio doors lead from here into the rear garden. There is wood effect laminate flooring and a side facing window.

KITCHEN: Approx. 8'10 x 8'5. Fitted with a range of modern base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, an electric oven, gas hob with extractor above. Integrated appliances include an under counter fridge and freezer and there is plumb space for a washing machine and slim line dishwasher. There is a window overlooking the rear garden and a door provides access.

UPSTAIRS LANDING: A wooden balustrade staircase leads up to the upper floor landing area where there is a hatch to access the loft. There is a shelved airing cupboard which houses the gas central heating boiler.



FAMILY BATHROOM: Approx. 14'6 x 5'9. A modern bathroom fitted with a three piece white suite comprising a vanity unit incorporating the wash hand basin, a WC and bath with an electric shower over. The bathroom is finished off with tiling to the walls and floor and spotlights to the ceiling. There is a rear facing window providing natural ventilation and light.

BEDROOM 1: Approx. 10'4 x 10'. A rear facing window overlooks the garden and park beyond. There is ample room for furnishings.

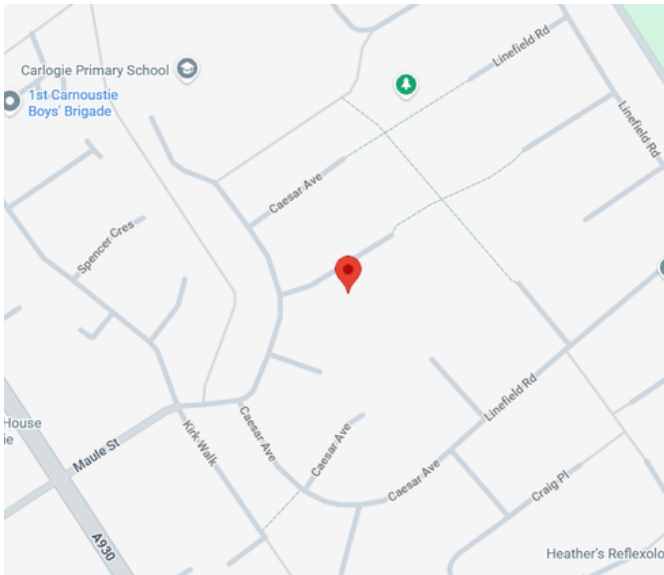
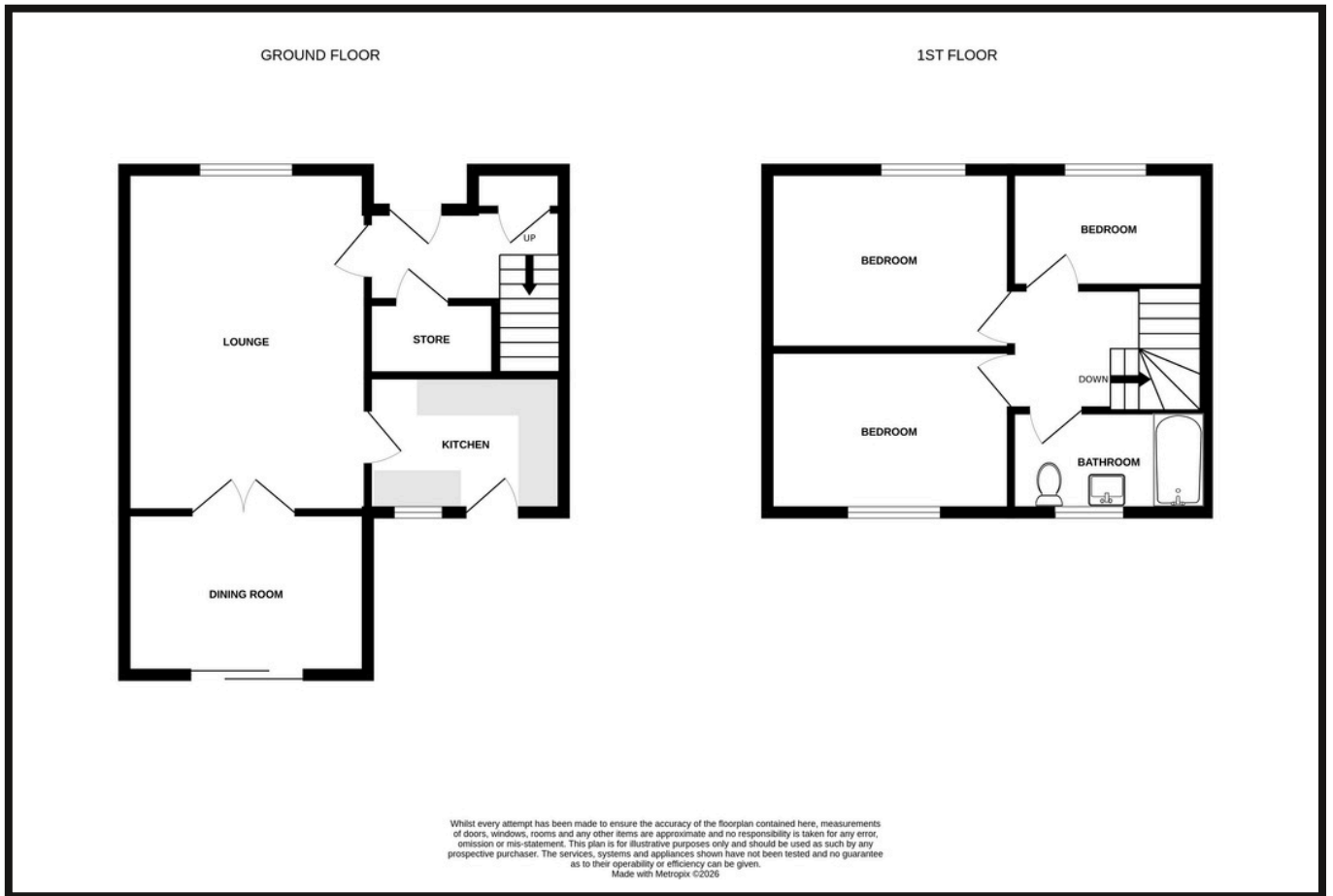
BEDROOM 2: Approx. 10'5 x 9'7. Overlooking the front of the property, this good sized double has laminate flooring.

BEDROOM 3: Approx. 9' x 5'6. This single bedroom has laminate flooring and a radiator.

GARDENS & GARAGE: The front of the property has been neatly laid out with a lawn bordered by established flower beds. A stone chipped driveway leads to a detached garage with an up and over door, power and light. A secure gate to the side of the garage leads to a fully enclosed rear garden. Here there are two sunny patio areas ideal for garden furnishings and al fresco entertaining. The rest is mainly laid to lawn with a drying area and established shrubs.



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.

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