

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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48 Barry Road, Carnoustie, DD7 7QR

- **Semi Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Open Plan Dining/Family Room**
- **Shower Room**
- **Double Bedroom**
- **Gas Central Heating, EPC D**
- **Double Glazing**
- **Driveway Parking & Gardens to Front & Rear**
- **Range of Outbuildings**

Offers over £130,000

This charming extended semi-detached bungalow is situated in a popular and sought after location within walking distance of all local services and amenities. Carnoustie is conveniently located close to many local services to include shops, railway station, Carnoustie Golf Links, and the A92 giving easy access to Dundee and surrounding Angus towns.

The property offers spacious well proportioned accommodation at ground floor level and benefits from gas fired central heating and double glazing.

There are low maintenance gardens to front with driveway parking and a fully enclosed garden to rear with fruit trees and range of outbuildings.

This is a rare opportunity to obtain a bungalow of this size and location and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door.

Lounge: Approx. 4.67m x 3.66m. Spacious south facing public room with double glazed window to front. Feature fire surround with electric flame effect fire and marble hearth. Shelved storage cupboard.



**Kitchen/Dining/
Family Room:**

Approx. 7.17m x 3.5m at widest point. Two clearly defined areas.

Kitchen fitted with a range of floor, wall and drawer units with extractor hood. One and a half stainless steel sink and drainer. Tiling to splashback. Folding breakfast bar.

Family Room/Dining has double glazed picture tilt and turn windows and exterior door enjoying a pleasant outlook over the rear garden. Double glazed skylight window.



Bedroom:

Approx. 3.95m x 3.6m. Spacious double bedroom with double glazed window to rear. Range of fitted wardrobes and overhead storage.





Shower Room:

Approx. 2m x 1.8m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Fully tiled. Chrome ladder style towel rail. Double glazed frosted window to front.

Outside:

Front garden is laid in paving stones and gravel chips with rockery border for ease of maintenance. Low level stone built dyke and railings to front with double gates leading to driveway parking.

Covered bin storage to side.

Rear garden is fully enclosed laid out in paving stones and mono block. Large shed with cast iron stove. Range of outbuilding outbuildings and Greenhouse Large workshop.



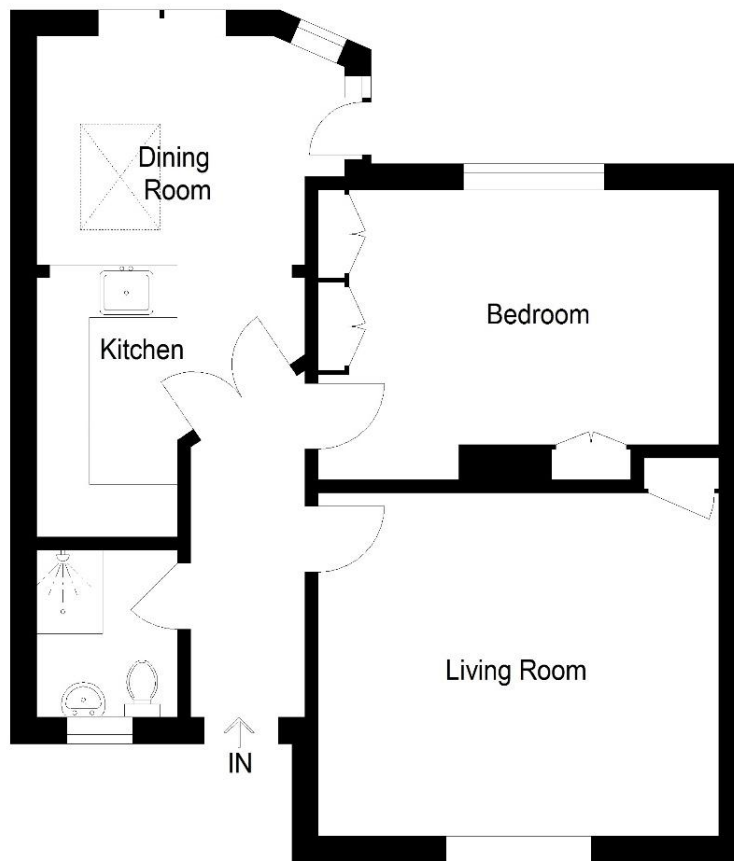


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Not To Scale (ID:1134245 / Ref:89425)



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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