

ROBERTSON SMITH

Solicitors and Notaries

**132 RAVENSBY ROAD,
CARNOUSTIE. DD7 7NN.**

OFFERS OVER £135,000



SEMI DETACHED VILLA

Located within a popular residential estate on the western boundary of Carnoustie this semi-detached villa enjoys a spacious corner setting including the land on the end of the property with schools, town centre amenities, rail and bus routes, beach and golf courses all located close by.

The property offers well proportioned family accommodation on two levels. The ground floor consists of Hallway, with a large walk in storage cupboard, spacious Living Room and Kitchen. On the upper floor, there are two spacious Bedrooms and a Bathroom. A Ramsay ladder takes you up to the partially floored attic.

The property benefits from economy 7 electric heating as well as a wood burning stove and double glazing. The property also has Solar 4 kw Dual array solar system. The property has been maintained to a high standard throughout.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

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ACCOMMODATION

- Entrance Hall:** The property is accessed by way of a double glazed front door leading into a fully carpeted inner hall. Stairs lead off to the upper level accommodation. Connecting doors give access to the Lounge and Kitchen. The Hall features a spacious walk-in cupboard housing the electricity meter and fuse board. There is a further partially shelved cupboard with tiled floor. Additional under stair storage cupboard with louvered wooden door. Electric heater. Smoke detector. Telephone point.
- Lounge:** Approx 22' x 12' (at widest point)
This bright and spacious room has a window overlooking the garden to the front of the property and double glazed patio doors leading out on to the garden at the rear of the property. Tastefully decorated. Fitted carpet. Two storage heaters.
- Kitchen:** Located to the rear of the property with a door providing access to the back garden, the room has been fitted out with modern floor and wall mounted units with toning worktops. Coloured sink with drainer. Plumbed for a washing machine. Space for electric cooker. Heater. Tiled floor.
- Upper Floor:** There is a carpeted stair leading off the Hall to the upper level accommodation. The landing has a hatch providing access to the loft area which is fully insulated and provides additional storage space.
- Bedroom 1:** Approx 16'9" x 9'
This generously proportioned double bedroom enjoys a bright westerly aspect towards the front of the house. The room features a walk-in cupboard with hanging rail and an additional shelved cupboard. Fitted carpet.
- Bedroom 2:** Approx 10' x 12'
Located to the rear of the property this room is another good sized double bedroom. Corner cupboard with louvered door housing hot water cylinder. Carpet.
- Bathroom:** This room has been fully modernised and features a white three piece suite comprising corner bath with electric shower over the bath, wash hand basin and WC. The walls are lined with wet wall and the floor has been finished with laminate flooring
- Outside:** The garden to the front and side of the property is laid mainly in grass and there is off-street parking provided immediately in front of the house. The large grassed area to the side of the property belongs to the Sellers and is included in the price. The back garden, which is accessed either by large double gates or a

mutual path is laid mainly in grass and paving slabs. There is an external tap and drying green poles.

EPC Rating: C

How to get there: Travelling east along Barry Road from Monifieth towards Carnoustie turn right into Macdonald Smith Drive then first left into Ravensby Road. Number 132 is located on the left hand side.

Viewing: Telephoning the owner on 07786 626 841 or by appointment through Robertson Smith, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Tel 01382 226602) with whom all notes of interest and offers should be lodged.

Home Report: To view the Home Report for this property, go to <https://app.onesurvey.org/Pdf/HomeReport?q=rCWt8rlcW3SkGwnYjL2lmg%3d%3d>

Alternatively, contact Robertson Smith, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Tel 01382 226602)

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.