

# Connelly Yeoman



**1 CLAYHOLES COTTAGE  
BALMACHIE ROAD CARNOUSTIE DD7 6LA**

**TRADITIONAL STYLE  
END TERRACED COTTAGE**



- Traditional stone-built End Terraced Cottage offering fine countryside views
- Ideally located on the outskirts of Clayholes, just minutes' drive from Carnoustie
  - LPG Central Heating System, Double Glazing, cottage style and charm
- Delightful, well stocked cottage gardens to the front, side and rear, ample off-road parking



OFFERS OVER  
**£180,000**

# Property Description

This attractive and well presented, traditional stone-built END TERRACED COTTAGE forms a row of three similar cottage properties and is located in the small hamlet area of Clayholes, Balmachie Road, on the northern periphery of the town of Carnoustie yet within easy reach of all central amenities and services, including a great variety of local and national shops, cafes and takeaways, restaurants, public houses and Hotels, both primary and secondary schools, Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links and the ever popular beach front, coast and seaside promenade areas. The property offers well proportioned accommodation which has been thoughtfully upgraded by the current owners and benefits from LPG central heating and Double glazing. Externally, there are well established, cottage garden areas to the front, side and rear, all neatly laid out and there is a driveway entering the rear of the cottage, with ample off-road car parking. Overall, this cottage property would suit a variety of buyers and early viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE PORCH, UTILITY ROOM, OPEN PLAN LOUNGE, DINING & KITCHEN, BEDROOM 2, MAIN BATHROOM, BEDROOM 1 WITH EN SUITE SHOWER ROOM.

**ENTRANCE PORCH:** Approx. 13'1 x 5'3. courtyard area to the front of the cottage.

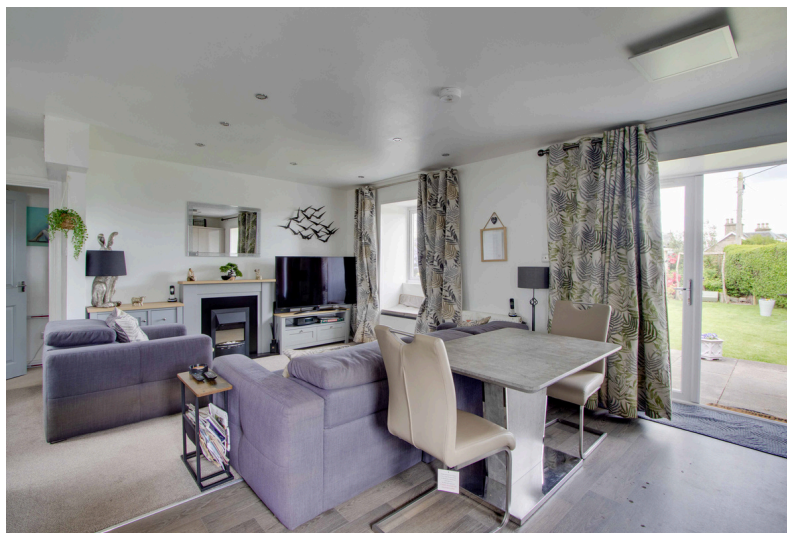
**UTILITY ROOM:** Approx. 8'9 x 5'1. Fitted base and wall mounted storage units, work surfaces and ample space for white goods; the combi boiler is housed on the wall; original ceiling pulley; CH Radiator.

**LOUNGE, DINING & KITCHEN AREA:** Approx. 20'1 x 15'3. A lovely, modern open plan living, dining and kitchen space, with lots of natural light; with large double doors leading out into the garden; there are also side, front and a further rear window; ceiling downlights; in the Lounge area there is an Electric fire (with pebble detail) set in a fireplace; The Kitchen area..... (cont.)

The Kitchen area is fitted with a range of base and wall mounted units in a grey high gloss finish, wood-grain effect work surfaces, tiled splashback; Built-in Electric Oven and Microwave; integrated Fridge/Freezer and Dishwasher; ceiling roof cupola allows for natural daylight; ample space for dining table and chairs; a door leads off through to another Bedroom.

**BEDROOM 2:** Approx. 13'5 x 9'11. A spacious double size Bedroom with two windows, one side-facing window and the other to the rear offering super open views over the fields and beyond; two sets of built-in wardrobes offering good storage; neutral decor; CH Radiator.

**BATHROOM:** Approx. 9'2 x 4'11. The Bathroom is well appointed and comprises of a three piece white bathroom suite, with a large wash-hand basin set within a vanity unit and storage below; deep bath with a shower unit over the bath and circular rail with shower curtain; partial wall tiling and feature mosaic tiled area to the rear of the WC; tiled floor; large contemporary wall mounted CH towel Radiator; side-facing opaque glazed window allows for ample natural light and ventilation.



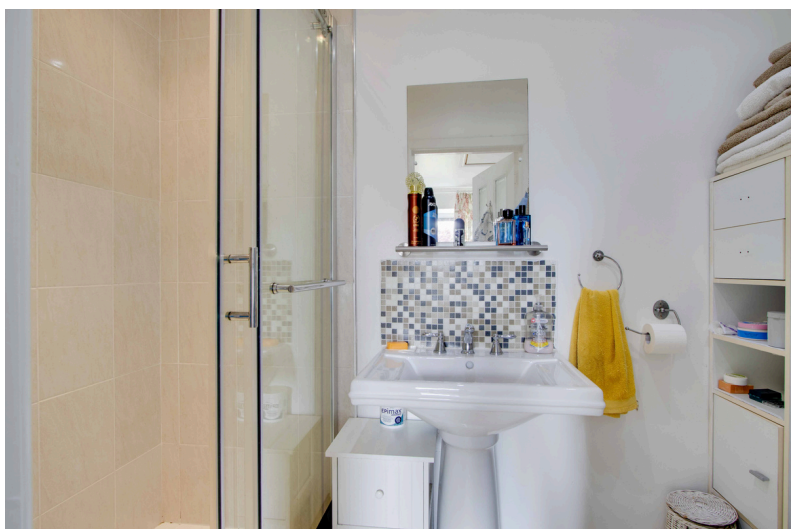
**BEDROOM 1:** Approx. 11'9 x 10'0. This a double Bedroom with a rear-facing window; built-in wardrobes, cupboards and overhead storage; CH Radiator; ceiling hatch access into the loft space which is partially floored and with electric light.

A door leads off the Bedroom through to the En Suite.

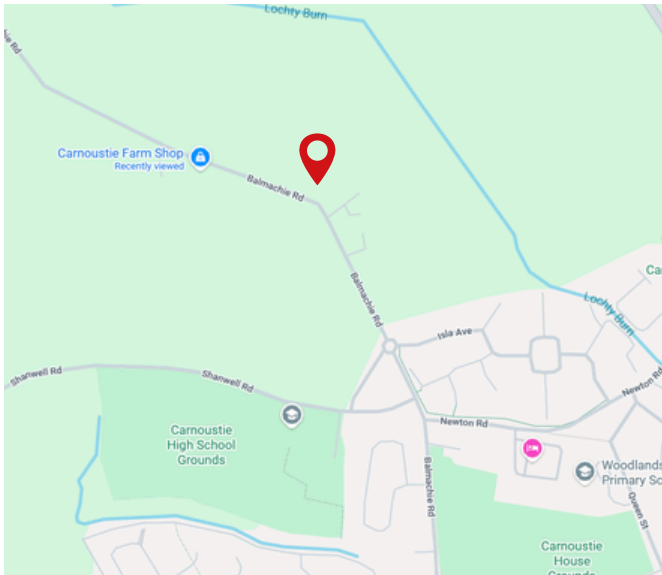
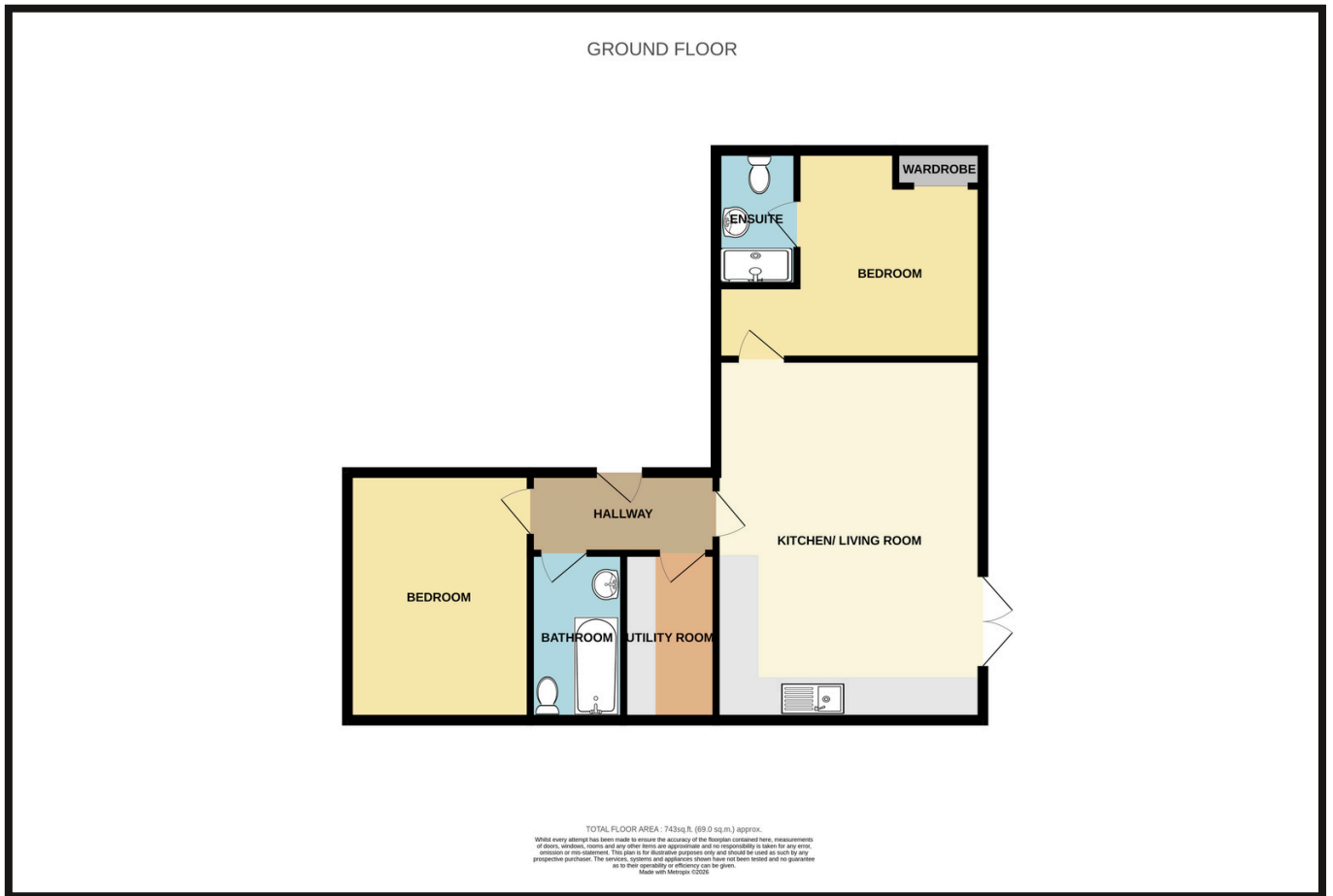
**EN SUITE SHOWER ROOM:** Approx. 7'11 x 4'3. Comprising a two piece white suite, with a large wash-hand basin; large walk-in shower area; tiled shower enclosure; partial wall tiling at the wash-hand basin splashback area; tiled floor; ceiling downlights; chrome wall mounted CH Radiator.

**GARDENS:** The front of the property offers ample space for car parking, with a paved pathway around the cottage; lean-to entrance porch entering the cottage, with a ring doorbell and letter box. There is a link gate from the front all the way to the side garden area, with a large outdoor Shed, Greenhouse and bin storage; another gate leads through into the delightful back garden which has been very well maintained, with large lawn area and mature shrubs, bushes and trees, a lovely country style garden, an ideal "oasis" and sun trap; brick-built BBQ; Summerhouse; mature boundary hedging to the roadside. Further side area of garden set out with lawn and fruit/blossom trees, with the LPG tank situated in this area.

Ample off-road car parking areas and a large area to the side of the cottage.



# 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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