



45 Yeaman Street,
Carnoustie, DD7 7AW



Semi-Detached Bungalow Close to Carnoustie Town Centre – Ideal for First-Time Buyers

 2 Bed  1 Bath  2 Reception

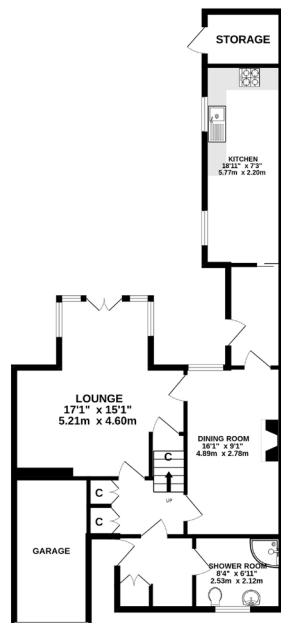
This semi-detached bungalow offers spacious and versatile accommodation over two levels and is conveniently situated close to Carnoustie town centre. Ideally located near schools, shops, leisure facilities and excellent transport links, the property provides easy access to surrounding towns and amenities by both road and public transport. Although the property would benefit from a degree of modernisation, it presents an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements. The accommodation comprises an entrance vestibule leading to a welcoming reception hall with built-in storage. The bright and generously proportioned lounge enjoys direct access to the rear garden through patio doors, while an additional sitting room provides flexible living space. The kitchen is fitted with an integrated hob, double oven, extractor hood, fridge and freezer, and offers plumbing for a washing machine together with ample space for a small dining table and chairs. Completing the ground floor are a rear hall with access to the garden, and a shower room with wc off the entrance vestibule. On the upper level, there are two well-proportioned double bedrooms and a separate WC. Externally, the property benefits from attractive south-facing rear gardens, providing a delightful outdoor retreat. The garden features a lawn, mature well-stocked borders, a greenhouse, garden shed and a storage cellar. A single garage provides additional storage and parking facilities. Further benefits include a floored attic, double glazing and electric heating. Included in the sale are all fitted floor coverings, window blinds where fitted, the integrated kitchen appliances as detailed, the greenhouse and the garden shed. This charming home is expected to appeal to a wide range of buyers, including first-time purchasers, downsizers and those seeking a property with potential. Early viewing is highly recommended to fully appreciate the flexible accommodation, excellent location and delightful south-facing garden.

Features

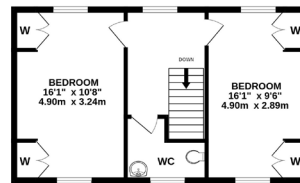
- Entrance vestibule & reception hall
- Lounge
- Sitting room
- Kitchen
- Two bedrooms
- Shower Room
- WC
- Electric heating
- Double glazing
- Garage & Gardens
- EPC Rating F

Offers Over £170,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort, the town has many lively businesses along its main street including coffee shops and hostelryes. Famous for its golf association the town is proud of its landmark Championship links course, drawing

many visitors and golfers to the area. The town caters for this with several hotels, guesthouses and bed and breakfast establishments and the impressive Carnoustie Golf Hotel. The town boasts 3 primary schools and a high school and allows easy commuting both north and south by road and railway.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.