Connelly & Yeoman
Solicitors & Estate Agents

49 THE MALTINGS, VICTORIA STREET, CARNOUSTIE DD7 7LF

OFFERS AROUND £168,000

This is a superb, **SECOND FLOOR APARTMENT & BALCONY** which forms part of a contemporary style development, built to a high quality specification. It has stunning panoramic views over the acclaimed Carnoustie Links Championship Golf Course. As well as a favorite seaside holiday destination, Carnoustie offers all local amenities, including primary and secondary schools, a variety of shops, bars and restaurants. Probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. This stunning property, all on one level and in move-in condition, offers a spacious and stylish way of living with modern finishes, including a well-equipped Luxury Kitchen, Bathroom, En-Suite Shower Room and Light Beech coloured interior doors. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows, Lift & Security Entrance System. An allocated Residents Parking Space is to the rear. Visitors Parking is available to the front and side of the property.

ACCOMMODATION

Mutual Entrance Vestibule, Reception Hallway, Lounge, Balcony, Dining Area, Kitchen, Master Bedroom, En Suite Shower Room, 1 Further Double Bedroom, Bathroom.

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MUTUAL ENTRANCE VESTIBULE: Enter through main entrance white door that has a security system into attractive Mutual Entrance.

RECEPTION HALLWAY: Enter through attractive substantial door leading into the very spacious and extremely attractive welcoming Reception Hallway. Corniced ceiling. Useful cupboard.

LOUNGE: Approx. 13' 2" x 12' 11". This is a particularly charming, bright and airy room which has neutral décor. Sliding patio doors lead out to the covered Balcony which overlooks the front affording spectacular views over the Links Course. Corniced ceiling. Downlights.

OPEN PLAN DINING AREA AND KITCHEN: Approx. 22' 1" x 11'10". A beautifully presented Dining Area which has a window with pleasing outlooks over the Carnoustie Links Golf Course. Corniced ceiling. Ample space for dining table & chairs. Downlights. Built in unit in White High Gloss Sliding Patio doors lead out to the Balcony from the dining area.

KITCHEN: A feature of the home is the splendid well-appointed kitchen which has been fitted with base and wall mounted units in a White High gloss finish. Chrome coloured accessories. Ample contrasting worktop surfaces. Stainless steel sink top with mixer tap. Attractive wall tiles. Incorporating Stainless Gas Hob, Electric Oven & Extractor Hood. Integrated Automatic Washing Machine/Tumble Dryer and Fridge Freezer. Corniced ceiling. Spotlight cluster. Down lights.

BALCONY: A superb covered Balcony with stunning south facing views over the Carnoustie Links Golf Course. External light.

BATHROOM: Approx. 8' 3" x 6' 3". A lovely spacious bathroom with three piece white suite. Neutral tiling complements the suite. Extractor. Bathroom accessories. Wall mounted white towel radiator. Vanity shelf. Large Mirror.

BEDROOM 1: Approx. 11' x 8' 6". A delightful well proportioned bedroom with a rear facing window. Double fitted wardrobe with sliding mirror fronted doors.

MASTER BEDROOM: Approx. 13' 11" x 8' 5". This is an extremely attractive double bedroom which overlooks the rear of the property with neutral decor. Double fitted wardrobe with mirror fronted doors

EN SUITE SHOWER ROOM: Approx. 6' 10" x 5' 3" (plus shower cubicle). Beautifully presented with White w.c & wash basin. Chrome coloured fittings. Large separate shower enclosure with sliding glass door which has a chrome coloured trim. Vanity Shelf. Large Mirror. Extractor. Wall mounted white towel radiator. Downlighters.

HEATING: Gas Central Heating.

FEATURES: Lift. Double Glazed Windows and Exterior Doors. Security Entrance System.

OUTSIDE: An allocated Residents Parking Space is to the rear of the building. Visitors Parking is available to the front and side of the property.

LOCATION: Travelling into Carnoustie from Dundee on Barry Road. Turn right into Victoria Street. Continue until you reach the bottom of the road. The Maltings is situated on the right hand side.

E.P.C. Rating: B

HOME REPORT: **For further information relating to the condition of the property, viewing the Home Report is recommended.**

VIEWING: By arrangement with Connelly & Yeoman.

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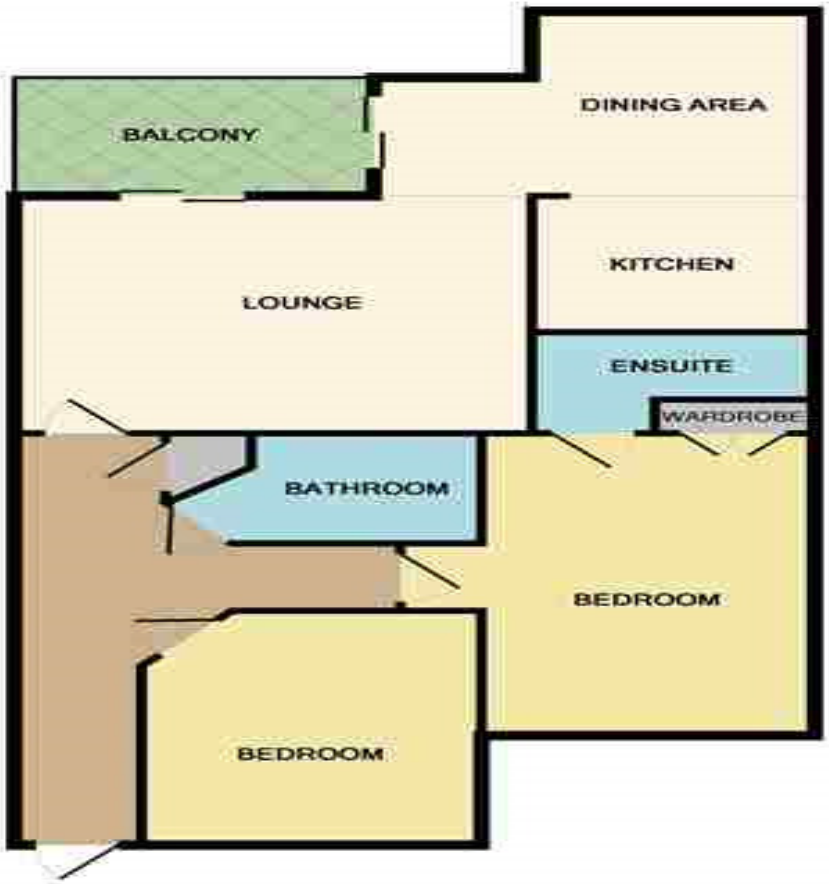
Home
Sweet
Home



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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