

*Connelly*  *Yeoman*  
*Solicitors &* *Estate Agents*

16 LINKS PARADE, CARNOUSTIE DD7 7JF



**OFFERS AROUND £345,000**

**ACCOMMODATION**

**Ground Floor:** Vestibule, Reception Hallway, Dining Room, Office/Study, Two Bedrooms with En Suites, Cloakroom, Family Kitchen, Lounge with Dining Area, Utility Kitchen.

**Mezzanine Level** – Bedroom with En Suite.

**Upper Floor:** Gallery Landing, 2 Further Bedrooms with En Suites.



78 High Street ♦ Arbroath ♦ DD11 1HL ♦ DX530458 Arbroath ♦ Tel: (01241) 434200  
Fax: (01241) 434100

31 High Street ♦ Carnoustie ♦ DD7 6AG ♦ Tel: (01241) 859500 ♦ Fax: (01241) 859347  
Website: [www.connellyeoman.com](http://www.connellyeoman.com) ♦ Email: [enquiries@connellyeoman.com](mailto:enquiries@connellyeoman.com)

This is a particularly stunning, substantial, beautifully extended, stone built **SUPERIOR SEMI DETACHED VILLA** which occupies an enviable commanding prominent position, with panoramic views overlooking the Carnoustie Links Championship Golf Course and to the sea beyond. Situated in a most desirable select residential area within the coastal town of Carnoustie, which is served by various amenities including a busy Shopping Centre, Primary & Secondary Schools, Transport Links and Sea. Probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. Completed and decorated by the existing owners to a magnificent high standard, this superb property, which has previously been utilised for Bed & Breakfast purposes, offers a spacious stylish interior providing a blend of traditional and contemporary finishes, including splendid well-appointed luxury Kitchens and Shower Rooms, but still retaining many beautiful characteristic features notably the ornate corniced ceilings with splendid intricate plaster work detail. The property enjoys the benefits of Gas Central Heating and is fully Double Glazed.

A wrought iron gate gives access into an immaculately maintained front garden which is laid out attractively in lawn with borders of lovely assorted shrubs, bushes and flowers. A pathway leads to the front door and around the side of the property, through a gate leading into a wonderful fully enclosed and private rear garden which is laid out neatly in a manicured lawn, again with a stunning variety of mature trees, shrubs, bushes and flowers. Access to a Boiler Room which has a W/C and Wash Hand Basin. A lovely Summer House offers a tranquil seating area along with two well positioned patio areas. Double gates, from South Taymouth Street, give access to ample off street parking and there is the additional benefit of a timber garage which has power and light. This is a unique and most desirable property which must be seen internally and externally to fully appreciate the space and quality which is on offer.



## **LOCATION**

Travelling into Carnoustie from Arbroath on Carlogie Road continue into Church Street and then turn left onto Station Road. Cross over the rail tracks and turn right onto Links Parade. Drive the full length of Links Parade and No16 is located on the right-hand side. From Dundee turn right onto Links Avenue, under the rail bridge, and turn right onto Links Parade.

<b><u>VESTIBULE:</u></b>	Enter through substantial front entrance door into the Vestibule which has attractive period tiled flooring. A glazed door leads into the Reception hallway.
<b><u>RECEPTION HALLWAY:</u></b>	This is a spacious and welcoming Reception Hallway which has tasteful décor. Corniced ceiling. Wooden floor. Attractive stairway with balustrade leads to the upper floor accommodation.
<b><u>DINING ROOM:</u></b>	Approx. 17'2" x 13'4". A superb, bright, versatile room which is currently being used as a Dining Room. Large bay window with stunning views over the golf course and coast. Wood flooring continues. Beautiful traditional marble fireplace. Original, ornate corniced ceiling. Ample space for table and chairs. Glazed doors lead through to Office/Study which can also be accessed from the hallway. Further door leads through to En Suite Bedroom.
<b><u>BEDROOM 1:</u></b>	Approx. 13' 2" x 10' 3". A well presented room of neutral décor. Windows overlooking the front with superb views. Built in wardrobe with mirrored sliding doors. Corniced ceiling. Door leads to En Suite.
<b><u>EN SUITE SHOWER ROOM:</u></b>	Approx. 7'4" (plus Shower cubicle) x 3'10". Fitted with a 2 piece white suite comprising of w/c and wash hand basin. Separate shower unit with wet wall. Display shelving. Chrome wall mounted towel rail.
<b><u>OFFICE/STUDY:</u></b>	Approx. 8' 9" x 8' 2". This useful office/study area could be utilised for a variety of purposes. Wooden floor. Downlighters. Storage Cupboard.
<b><u>CLOAKROOM:</u></b>	Fitted with 2 piece white suite. Wooden flooring continues.
<b><u>INNER HALL:</u></b>	Storage area under the stairs.
<b><u>FAMILY KITCHEN :</u></b>	Approx. 11' 8" x 11' 5". A feature of this home is the superb well-appointed Luxury Kitchen which has been fitted with base and wall mounted units in a Cream High Gloss finish with lighting below. Ample worktop surfaces in a Black Satin granite effect. Contemporary Orange glass splashback. Composite quartz sink with mixer tap. Attractive contrasting wall panelling. Incorporating Gas Hob with Extractor above. Built in single Electric Oven & Microwave. Integrated Dishwasher and Fridge Freezer. Stunning High Gloss Wood flooring. Steps lead down to the Lounge and Dining Area.
<b><u>LOUNGE AND DINING AREA:</u></b>	Approx. 20'8" x 15'2". A stunning family area where the superb High Gloss Wood flooring continues. Lots of natural light floods in via the French doors with glazed side panels and further windows at either side. Ample space for a relaxing sitting area and dining table and chairs. A door leads to an En Suite Bedroom.
<b><u>BEDROOM 2:</u></b>	Approx. 12'2" x 10'3". A good sized double bedroom with roof windows and a further window overlooking the side of the property. Built in wardrobes with mirrored sliding doors.
<b><u>EN SUITE BATHROOM:</u></b>	Approx. 9'3" x 5'9". Lovely En Suite with 3 piece suite comprising of w/c, wash hand basin and jacuzzi bath. Separate shower cubicle with wet wall. Chrome wall mounted towel rail. Mirror with light above. Down lights. Roof window.
<b><u>UTILITY KITCHEN:</u></b>	Approx. 13'5" x 9'9". Fitted with wall and base units in a High Gloss finish with ample work surface space. Built in double ovens, gas hob with extractor above. Space for automatic washing machine, tumble dryer and integrated dishwasher. Fridge Freezer. Window overlooking the rear and double glazed door leads out.
<b><u>MEZZANINE LEVEL:</u></b>	Storage Cupboard. Access to attic.

<b><u>BEDROOM 3:</u></b>	Approx. 14'5" x 9'1". Extremely bright and airy room with double aspect. From the front there are superb views over the Golf Course and beyond. Built in double wardrobes. Corniced ceiling.
<b><u>EN SUITE BATHROOM:</u></b>	Approx. 8'6" x 6'3". Partially tiled with Black Sparkle wet wall around the shower unit. Fitted with a 3 piece white suite. White wall mounted towel rail.
<b><u>UPPER LEVEL:</u></b>	Large walk in linen cupboard.
<b><u>BEDROOM 4:</u></b>	Approx. 16' 9" x 11' 10". An impressive well proportioned bedroom which has a side facing window with a tremendous outlook over the Golf Course. Cornice ceiling. Additional roof window.
<b><u>EN SUITE SHOWER ROOM:</u></b>	Approx. 5'3" x 5'. Fitted with a 2 piece white suite comprising of w/c and wash hand basin. Shower cubicle with wet wall. Display shelving. Chrome wall mounted towel rail. Window.
<b><u>BEDROOM 5:</u></b>	Approx. 15' 3" x 10' 9". This is a beautiful, bright and airy, excellent sized double bedroom which has a large bay window(approx.5'x4'3") which enjoys an enviable pleasing outlook over the front of the property towards the Golf Course and beyond.
<b><u>EN SUITE SHOWER ROOM:</u></b>	Approx. 8'9" x 3'2". Shower cubicle has a bifold glass screen and wet wall. Partially tiled. Chrome wall mounted towel rail. Mirror with light above and display shelf.
<b><u>HEATING:</u></b>	Gas Central Heating.
<b><u>FEATURES:</u></b>	Double Glazed Windows.
<b><u>OUTSIDE:</u></b>	A wrought iron gate gives access into an immaculately maintained front garden which is laid out attractively in lawn with borders of lovely assorted shrubs, bushes and flowers. A pathway leads to the front door and around the side of the property, through a gate leading into a wonderful fully enclosed and private rear garden which is laid out neatly in a manicured lawn, again with a stunning variety of mature trees, shrubs, bushes and flowers. Access to a Boiler Room which has a W/C and Wash Hand Basin. A lovely Summer House offers a tranquil seating area along with two well positioned patio areas. Double gates, from South Taymouth Street, give access to ample off street parking and there is the additional benefit of a timber garage which has power and light.
<b><u>E.P.C. Rating:</u></b>	C.
<b><u>HOME REPORT:</u></b>	<b>For further information relating to the condition of the property, viewing the Home Report is recommended.</b>
<b><u>VIEWING:</u></b>	By arrangement with Connelly & Yeoman.



























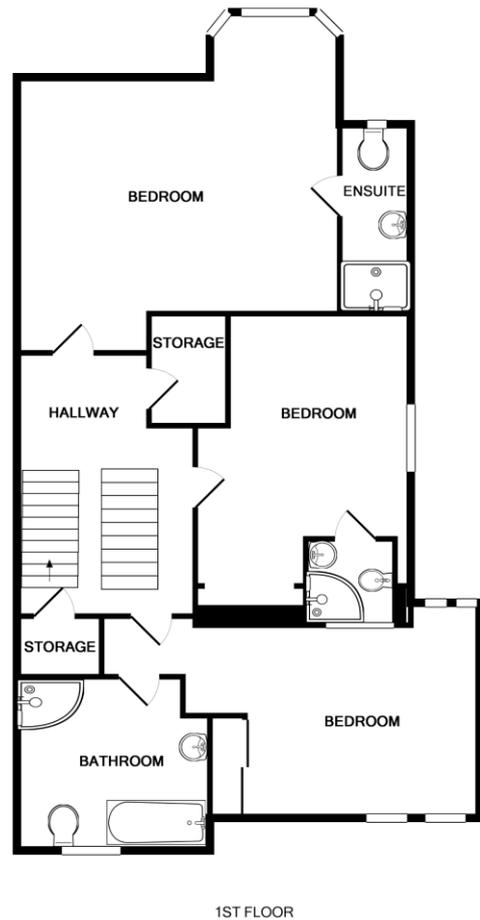
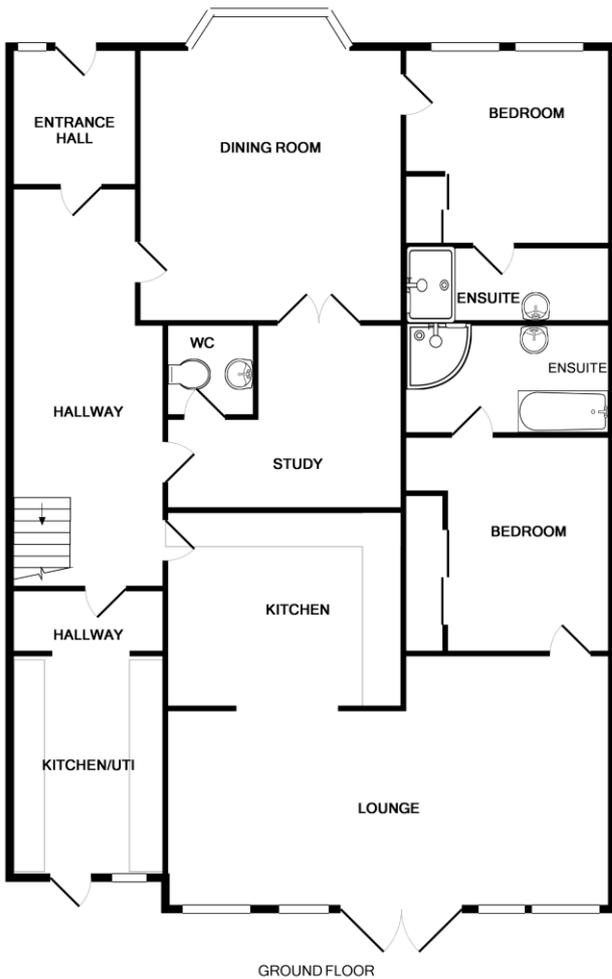












These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.