

**Connelly & Yeoman**

*Solicitors &*

*Estate Agents*

**9 WESTFIELD STREET, CARNOUSTIE, DD7 7LB**



**OFFERS AROUND £115,000**

This **SEMI DETACHED VILLA** provides excellent generous family accommodation on two levels, and is situated within a popular and pleasant residential area of Carnoustie, which is served by various amenities, including a busy Town Centre, Primary & Secondary Schools, Links, Sea and the internationally famous Championship Golf Course. The property enjoys the benefits of Electric Heating, Double Glazed Windows & Exterior Doors. A small easily maintained garden to the front is in coloured chipped stones with a pathway and steps leading to the front door. There is a delightful shared rear garden which is laid out in lawn and has a drying area. An exclusive area of garden is to the side of the property, laid out in lawn and has a shed.

### **ACCOMMODATION**

**Ground Floor:** Entrance Hallway, Lounge, Kitchen . **Upper Floor:** Bathroom, 2 Bedrooms.



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**ENTRANCE  
HALLWAY:**

Spacious Hallway entered through a double glazed door front entrance door with side window leading in to the spacious welcoming hallway. Understair cupboard. Further cupboard housing the hot water tank. Door leads out to rear garden area. Stairway leading to the upper floor accommodation.

**LOUNGE:**

Approx. 14'11" x 12' 3". A glazed door leads into this spacious Lounge. There is a large front facing picture window. Electric Fire. Corniced ceiling.

**KITCHEN:**

Approx. 9' 10" x 8' 7". A good sized kitchen fitted with base and wall mounted units .Chrome sink and drainer. Space for various white goods. Ample built in storage cupboards. Window overlooking the rear of the property.

**UPPER FLOOR:**

Carpeted staircase with wooden balustrade leads to the Upper Floor accommodation. Hatch to loft.

**BATHROOM:**

Approx. 6' 5" x 6' 4". Paritally tiled bathroom with three piece white suite. Extractor fan. Window.

**BEDROOM 1:**

Approx. 11'8" x 10' 3". An excellent sized front facing Double Bedroom which has built in wardrobes with sliding doors.

**BEDROOM 2:**

Approx. 11'6" x 10'4". A generously proportioned rear facing Double Bedroom with built in wardrobes with sliding wooden doors.

**HEATING:**

Electric Heating.

**FEATURES:**

Double Glazing.

**OUTSIDE:**

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**LOCATION:**

Travelling into Carnoustie from Dundee on Barry Road, turn right into at the roundabout into Westfield and 9 Westfield Street is located on the left hand side.

**E.P. C. Rating:**

E

**HOME REPORT:**

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

**VIEWING:**

By arrangement with Connelly & Yeoman.







Approximate Gross Internal Area  
74.7 sq m / 804 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID483846 / Ref:67655)

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.

