

Connelly

Solicitors &



Yeoman

Estate Agents

1 MCGILL ROAD, CARNOUSTIE, DD7 6BQ.



OFFERS OVER £215,000

Situated within a much sought after residential area, close to Schools and other local amenities, this sympathetically extended and beautifully presented **DETACHED VILLA** provides splendid generously proportioned family accommodation on two levels. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows and External Doors as well as a large open plan kitchen diner. The garden to the front is laid out for ease of maintenance mainly in lawn. A large driveway, suitable for multiple cars, leads to the single garage which has an electric door, power and light. To the rear is a delightful fully enclosed and private garden which is laid out in lawn and has as paved patio area. A lovely area has been landscaped with coloured chipped stones, trees shrubs and potted plants. A wood storage shed is also included. Side gates give access to the front. Viewing this most desirable home internally is absolutely essential to fully appreciate the space and quality which is on offer.

ACCOMMODATION:

Entrance Hallway, Cloakroom, Lounge, Dining Room open to Kitchen Utility Room.
Upper Floor: 2 Double Bedrooms, Single Bedroom with Study Area, Shower Room



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<u>ENTRANCE HALLWAY:</u>	Spacious, welcoming Hallway entered through double glazed front entrance door with matching side panel. Window overlooking the side. Stairway leading to Upper Floor. Large under stair cupboard.
<u>CLOAKROOM:</u>	Approx. 6'11" x 5'6". Fitted with 2 piece white suite comprising of w/c and wash hand basin. Feature 'Port Hole' window.
<u>LOUNGE:</u>	Approx. 14'6" x 14'6". Spacious, bright Lounge with large front facing picture window. A further window overlooks the side and French Doors lead out to the rear garden. Feature log burner with chimney sat on tiled hearth.
<u>DINING ROOM open to:</u>	Approx. 13'6" x 10'4". Good sized Dining Area with windows overlooking front. Ample space for table and chairs. Open through to kitchen.
<u>KITCHEN:</u>	Approx. 11'8" x 8'9". Fitted with both floor and wall mounted units in Cream Shaker style with ample worktop surfaces in a marble effect finish. Large Range with gas hob, ovens and extractor above. Integrated fridge. Door to Utility Room.
<u>UTILITY ROOM:</u>	Approx. 10' 11" x 7'7". Ample space for all white goods. Plumbed for automatic washing machine. Pine kitchen cabinets. Marble effect work surface. Large walk in cupboard. Door leads out.
<u>UPPER FLOOR:</u>	Spacious landing with access to loft. Storage cupboard. Window.
<u>BEDROOM 1:</u>	Approx. 11'8" x 10'. Bright good sized double bedroom with rear facing window. Built in wardrobes with mirrored sliding doors.
<u>BEDROOM 2:</u>	Approx. 13'5" x 8'8". Well proportioned room with window overlooking front garden. Built in wardrobes with mirrored sliding doors.
<u>BEDROOM 3 plus OFFICE/STUDY:</u>	Approx. 10'5" x 7'8"(at the widest). Single bedroom with cupboard and window with walk through to a further versatile space(approx.14'4" x 6'1") which is currently being used as an office/study. Roof window.
<u>SHOWER ROOM:</u>	Approx. 5'10" x 5'7". Pleasant shower room fitted with 2 piece white suite comprising w.c., wash hand basin with vanity below and separate shower cubicle with wet wall. Dado rail with tiling below. Chrome wall mounted towel rail. Window.
<u>HEATING:</u>	Gas Central Heating.
<u>FEATURES:</u>	Double Glazed Windows and External Doors.
<u>FIXTURES & FITTINGS:</u>	All floorcovering, blinds and curtains.
<u>OUTSIDE:</u>	The garden to the front is laid out for ease of maintenance with a large driveway, suitable for multiple cars, leads to the single garage which has an electric door, power and light. To the rear is a delightful fully enclosed and private garden which is laid out in lawn and has as paved patio area. A lovely area has been landscaped with coloured chipped stones, trees shrubs and potted plants. A wood storage shed is also included. Side gates give access to the front.

EPC RATING:

C.

LOCATION:

Travelling along High Street onto Church Street, keep right and continue onto Arbroath Road. Take second left into Winter Place. Turn left at the end into McGill Road and no. 1 is located on the right hand side.

VIEWING:

By arrangement with Connelly & Yeoman





















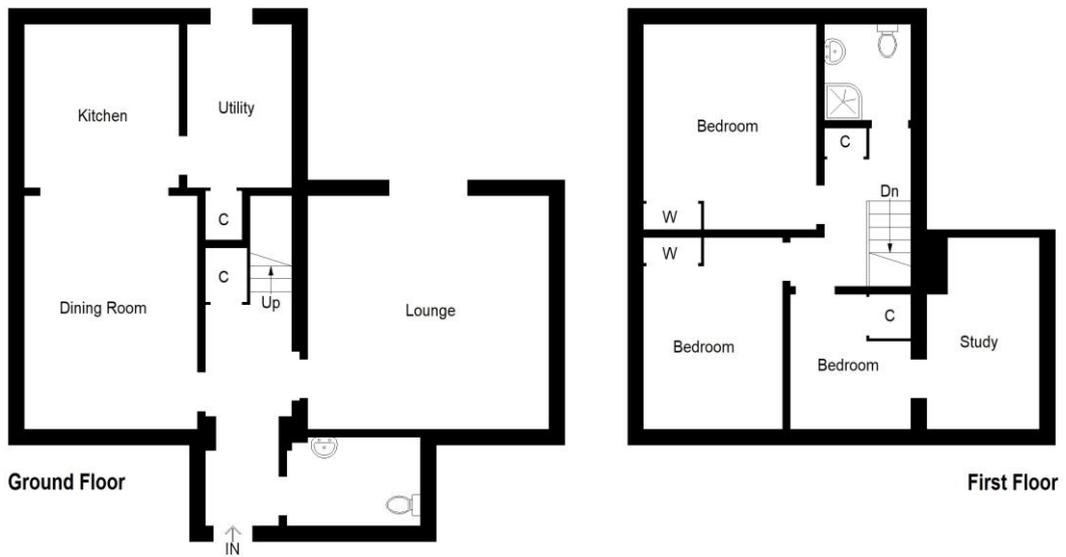


Illustration For Identification Purposes Only. Not To Scale (ID:506841 / Ref:68539)

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