



**30A Brown Street, Carnoustie, DD7 7HB**

**DETACHED VILLA**



## Key Features

- Beautifully presented adaptable family home • Much sought after location
- Wonderful gardens & long driveway • Gas central heating, double glazing & quality finishings



OFFERS AROUND  
**£235,000**

# Property Description

**ENTRANCE VESTIBULE:** A covered, open porch with down lights is to the front. Enter then into a spacious vestibule via substantial front entrance door with matching side panel. Tiled flooring.

**HALLWAY:** Spacious, bright, welcoming Hallway entered through glazed door. Stairway leading to Upper Floor. Large under stair cupboard. Tiled effect flooring.

**LOUNGE:** Approx. 18'1" x 13'7". Superb Lounge with large front facing picture window. A further window overlooks the side. Open working fireplace with White mantel and granite hearth.

**DINING ROOM/BEDROOM 1:** Approx. 12' x 10'5". This room is currently being utilised as a Dining Room but could easily be transformed to form a further bedroom. Window overlooking the rear. Fireplace with electric fire which has a modern pebble detail. Ample space for table and chairs.

**KITCHEN WITH SITTING AREA:** Approx. 19'8" x 9'10". A stunning contemporary kitchen fitted with both floor and wall mounted units and has ample worktop surfaces. Gas hob, double ovens and extractor above. Plumbed and space for both automatic washing machine and dishwasher. Space for American style fridge freezer. Island with storage and breakfast bar. Two windows overlooking side of the property. Open through to sitting area. French doors lead out to garden.

**BEDROOM 2:** Approx. 11'4" x 10'5". Lovely bright room overlooking the front. Built in wardrobes with storage above. Wood effect flooring.

**BEDROOM 3:** Approx. 10'10" x 9'11". Another good sized double bedroom with a side facing window. Built in wardrobes with storage above.

**SHOWER ROOM:** Approx. 8'9" x 6'11". Contemporary shower room fitted with wet wall. Free standing shower unit has a rainhead shower head and is also fitted with body jets. Two piece white suite comprising of large wash hand basin and w/c (which is to be replaced). Chrome wall mounted towel rail. Recessed area with mirror and lights above.

**UPPER FLOOR:** Stairway leads to upper floor accommodation and Spacious Gallery Landing. Stunning brickwork effect wall. Wood flooring and downlights. Eave storage cupboard. Large roof window. Down lights. Wood flooring. Two sets of built in double wardrobes.



**BEDROOM 4:** Approx. 15'1" x 10'5". Beautiful spacious bedroom with large roof window. Wooden flooring.

**FAMILY BATHROOM:** Approx. 16' (at widest) x 10'5". Stunning family bathroom with separate fully equipped Sauna. Fitted with 3 piece white suite including a roll top bath, wash hand basin with black vanity unit below and w/c. Brick effect tiling to dado height. Roof window. Downlights.

**OUTSIDE:** The garden to the front is laid out for ease of maintenance mainly in coloured chipped stones and has a variety of mature bushes, shrubs and there is also a water feature. A large driveway, suitable for multiple cars, leads to the single garage which has power and light. To the rear is a delightful fully enclosed and private garden which is laid out in artificial lawn and has paved patio areas. There is a drying area which has coloured chipped stones and again the garden has mature trees, shrubs, flowers and potted plants. Side gates give access to the front and there are sheds to the side of the property which are to be included in the sale.



# Property Professionals



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.

**Connelly & Yeoman**  
Solicitors & Estate Agents

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