



**35 Wallace Street, Carnoustie, DD9 7BL**

**SEMI DETACHED VILLA**



## Key Features

- Highly desirable location • Immaculate condition & many charming features
- Wonderful gardens • Double glazing & gas central heating



OFFERS AROUND  
**£138,000**

# Property Description

**ENTRANCE HALLWAY:** Enter through double glazed door with matching side panel into the Reception Hallway. Wood flooring. Under stair storage cupboard. Door leads out to rear garden.

A stairway leads to the upper floor accommodation.

**LOUNGE:** Approx. 14' 5" x 13' 2". A very attractive generously proportioned room which has been recently decorated to a high standard. Large picture window overlooks the front of the property. Wood flooring continues.

**KITCHEN DINER:** Approx. 13' 3" x 8' 2". A well appointed kitchen which has been fitted with floor and wall mounted units in a modern grey high gloss finish. Ample worktop surfaces in a wood effect. Black sinktop with mixer tap. Gas hob, with extractor above and Electric Oven. Plumbed for automatic washing machine. Space for fridge freezer. Also ample space for table and chairs. Window overlooks the rear of the property.

**UPPER FLOOR:** Spacious landing. Window. Storage cupboard.

**BATHROOM:** Approx. 6' 7" x 5' 6". A lovely spacious bathroom with three piece white suite. Shower unit over bath with glass screen. Wall panelling around bath and power shower. Chrome wall mounted radiator.

**BEDROOM 1:** Approx. 12' 1" x 11' 3". A pleasant excellent sized bright and airy double bedroom which has a window overlooking the front of the property. Built in double wardrobe with further storage cupboard.

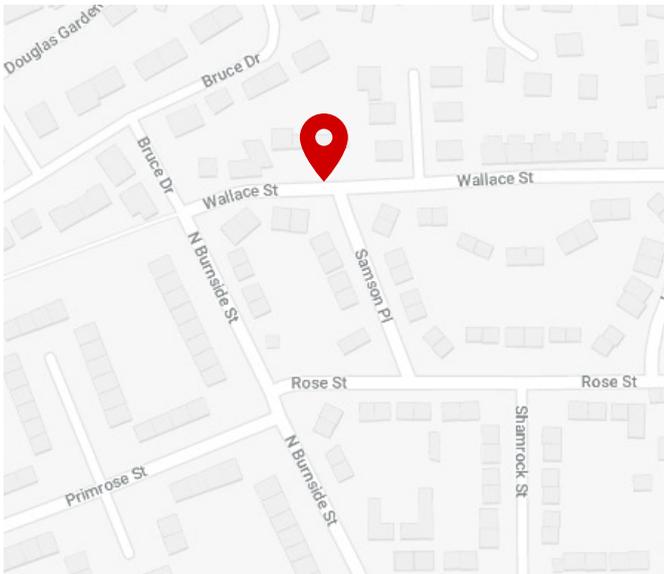
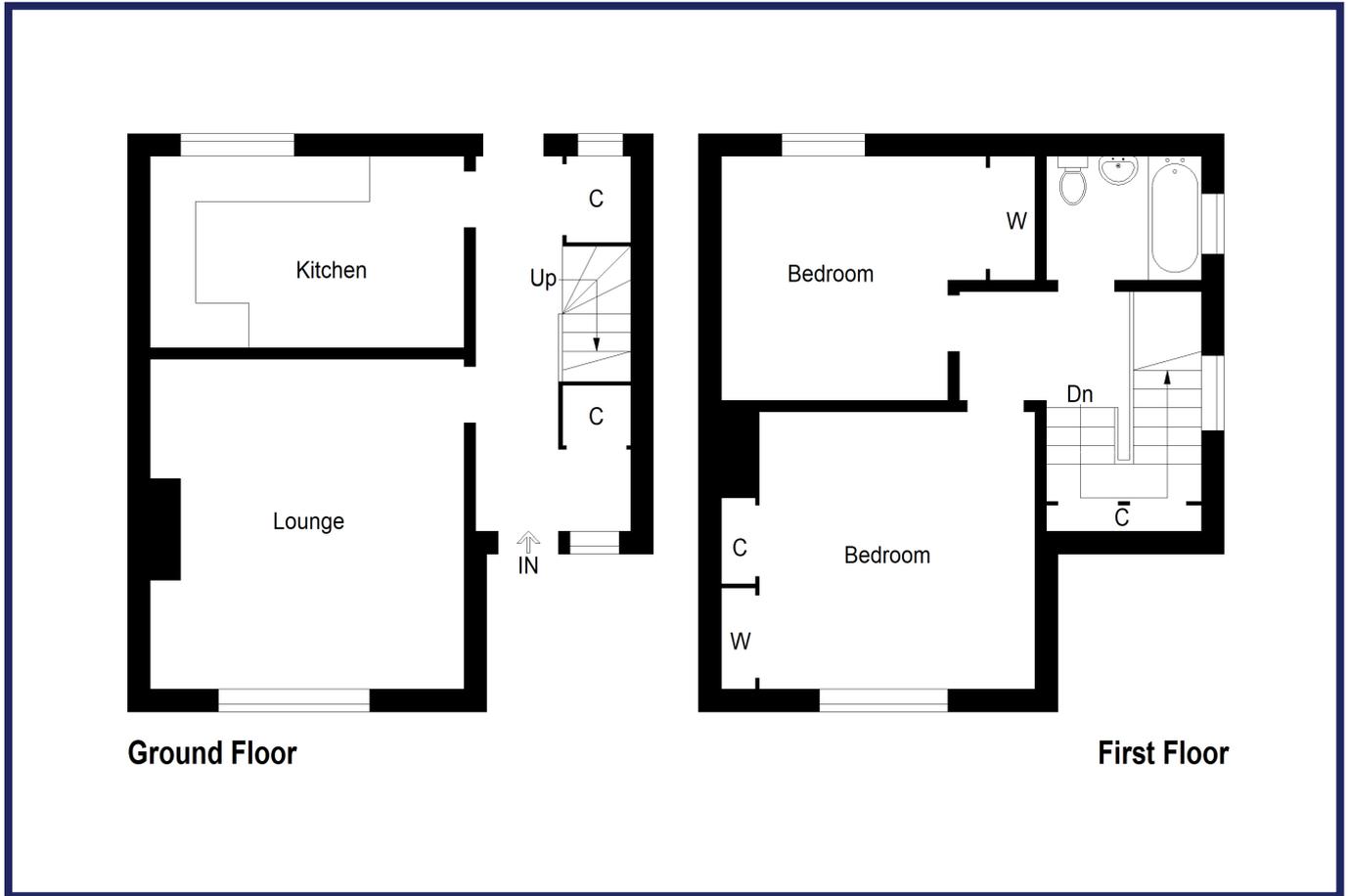
**BEDROOM 2:** Approx. 11' 7" x 11' 1". This is an attractive well proportioned bedroom which has a window with an outlook over the rear garden. Built in double wardrobe.

**OUTSIDE:** A easily maintained garden is to the front laid out with lawn, a paved pathway leading around the property and various bushes and shrubs. To the side is an area of garden which offers the potential for off street parking where the pavement has already been lowered. A link gate leads through to the delightful fully enclosed private rear garden which is again laid out attractively in lawn, trees, shrubs and bushes with paved patio area. A wooden shed is 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

**tspc**

