



**31-33 Millar Street, Carnoustie,
DD7 7AT**

SEMI DETACHED COTTAGE



Key Features

- Spacious accommodation • Extensive gardens
- Double glazing • Gas central heating



OFFERS OVER
£217,000

Property Description

ENTRANCE: A single glazed exterior door leads into the bright and welcoming sun lounge.

SUN LOUNGE: Approx. 19'8" x 10'8". Most impressive, bright and airy sun lounge with full height windows offering enviable views of the garden and also provides an abundance of natural light into the room. Ample space for dining table and chairs. Doors and small step gives access to the lounge and hallway. Blinds included.

LOUNGE: Approx. 16'2" x 12'0". This is a very attractive and spacious lounge with a window to the rear of the property. Has wall mounted gas fire. Ceiling cornice.

KITCHEN: Approx. 9'0" x 10'4". This superb, well-appointed Kitchen has been recently generously fitted with cream gloss wall and base units which are complimented by ample contrasting worktop surfaces in a wood effect. Attractive wet wall splash-back. Built in oven, gas hob and extractor fan. Integrated tall larder fridge, tall freezer, washing machine and dishwasher. Under cabinet lighting. Ceiling downlighters. Moduleo flooring. Large picture window gives a lovely open outlook over the garden. Door leads outside.

BATHROOM: Approx. 5'8" x 6'8". This attractive bathroom has been recently fitted with a modern, three-piece white suite incorporating w.c, wash hand basin set in vanity unit and bath which has a mains shower and shower screen. Partially finished in quality wet wall. Has vanity mirror and chrome towel ladder. Finished in Moduleo flooring. Window and extractor fan. Ceiling downlighters.

BEDROOM 1: Approx. 14'2" x 9'0". An attractively decorated and spacious double bedroom having triple fitted wardrobes with mirrored sliding doors, shelves and hanging rails. Window overlooks the attractive front garden. Ceiling cornice. Door gives way to sitting room.

SITTING ROOM: Approx. 11'11" x 8'10". A good-sized sitting room with window to the rear of the property. Has a large, useful shelved storage cupboard with light.



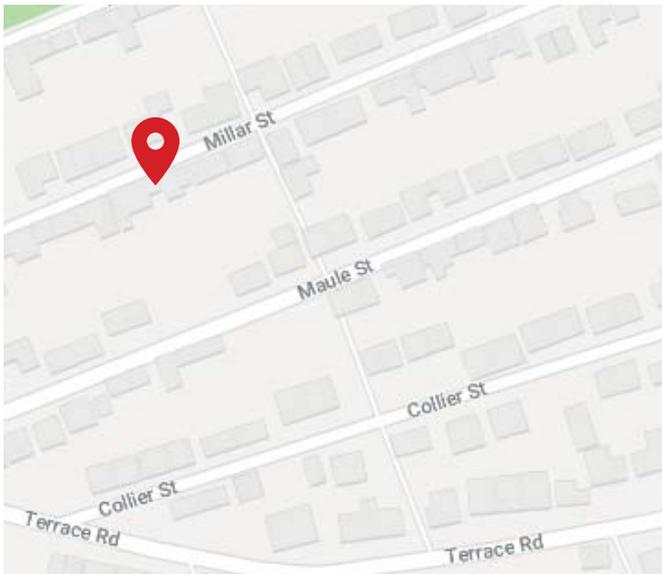
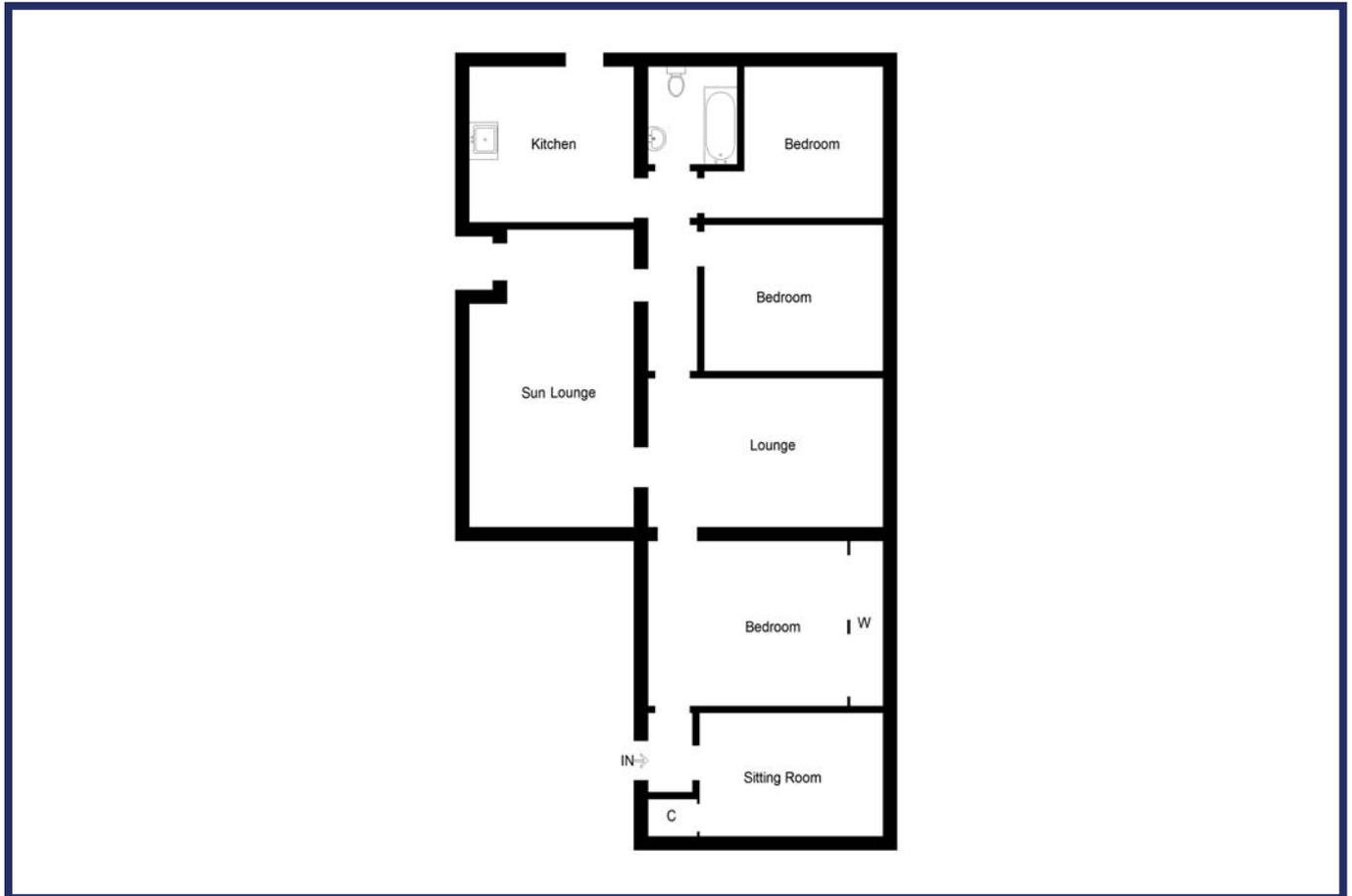
BEDROOM 2: Approx. 11'11" x 10'2". Generously sized, bright, double bedroom that has tasteful decoration. A window overlooking the rear of the property.

BEDROOM 3: Approx. 10'7" x 9'4". A delightful and well-proportioned double bedroom located to the rear of the property. Could be utilized for a variety of purposes.

OUTSIDE: To the front is a wonderful, very private, enclosed garden mainly laid to lawn with trees shrubs and bushes. A driveway to the front leads to a double garage with workshop area which has power & light, a window lets in natural light and there is a side door for access. A coloured chipped stone pathway leads to the front door. A green house and outhouses (with tap) are included. The property extends from Maule Street to Millar Street.



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.

