



**10 Silport Place, Carnoustie, DD7 7JU**

**DETACHED VILLA**



## Key Features

- Well proportioned family accommodation • Attractive features
- Easily maintained front garden & private rear garden • Gas central heating & double glazing



OFFERS AROUND  
**£220,000**

# Property Description

**HALLWAY:** Enter through substantial front entrance door into this neutrally decorated hallway. An attractive stairway leads to upper floor accommodation.

**LOUNGE:** Approx. 11' 5" x 16' 10". This is an extremely attractive bright and airy Lounge that has tasteful decoration, with a large window which enjoys an outlook over the front of the property. Corniced ceiling.

**KITCHEN:** Approx. 11'1" x 8' 8" A feature of this home is the splendid Kitchen fitted with both floor and wall mounted units in a wood effect. Ample worktop surfaces in a black effect finish. Contrasting wall tiles. Incorporating stainless steel sink top with drainer. Integrated gas hob, oven with extractor over. Space for fridge-freezer. Window overlooking rear garden. Finished in vinyl flooring.

**DINING AREA:** Approx. 12'5" x 8'8" The beautifully presented Dining Area has fresh decoration. Ample space for formal dining table & chairs. Large storage cupboard with coat hooks. French glazed doors lead to the garden.

**UTILITY ROOM:** Approx. 6'2" x 5'5" Utility room houses the hot water boiler. Stainless steel sink top and drainer. Space/plumbing for washing machine and tumble drier. Door leads out to the side of the property giving access to the rear garden. Finished in vinyl flooring.

**W.C./CLOAKS:** Approx. 2'10" x 5'6" Fitted two-piece white suite comprising w.c. and wash hand basin. Finished in vinyl flooring.

**UPPER FLOOR:** Gallery landing. Storage cupboard. Access to the loft.

**MASTER BEDROOM:** Approx. 9'7" x 12'3". This is a highly impressive, bright and airy, nicely decorated, bedroom of generous proportions. Front facing windows with a pleasing outlook. Two double fitted wardrobes offers ample storage. Ceiling cornice. Door leads to En-Suite.

**EN-SUITE:** Approx. 5'0" x 6'9" White w.c. and wash hand basin set in vanity unit. Shower enclosure. Partially tiled. Panelled ceiling in white. Finished in vinyl flooring.



**BEDROOM 2:** Approx. 8'8" x 10'2". A delightful, front facing, well-proportioned bedroom with built in double wardrobes and additional storage cupboard.

**BEDROOM 3:** Approx. 7'9" x 8'3". This is a very pleasant, good sized bedroom which overlooks the rear of the property.

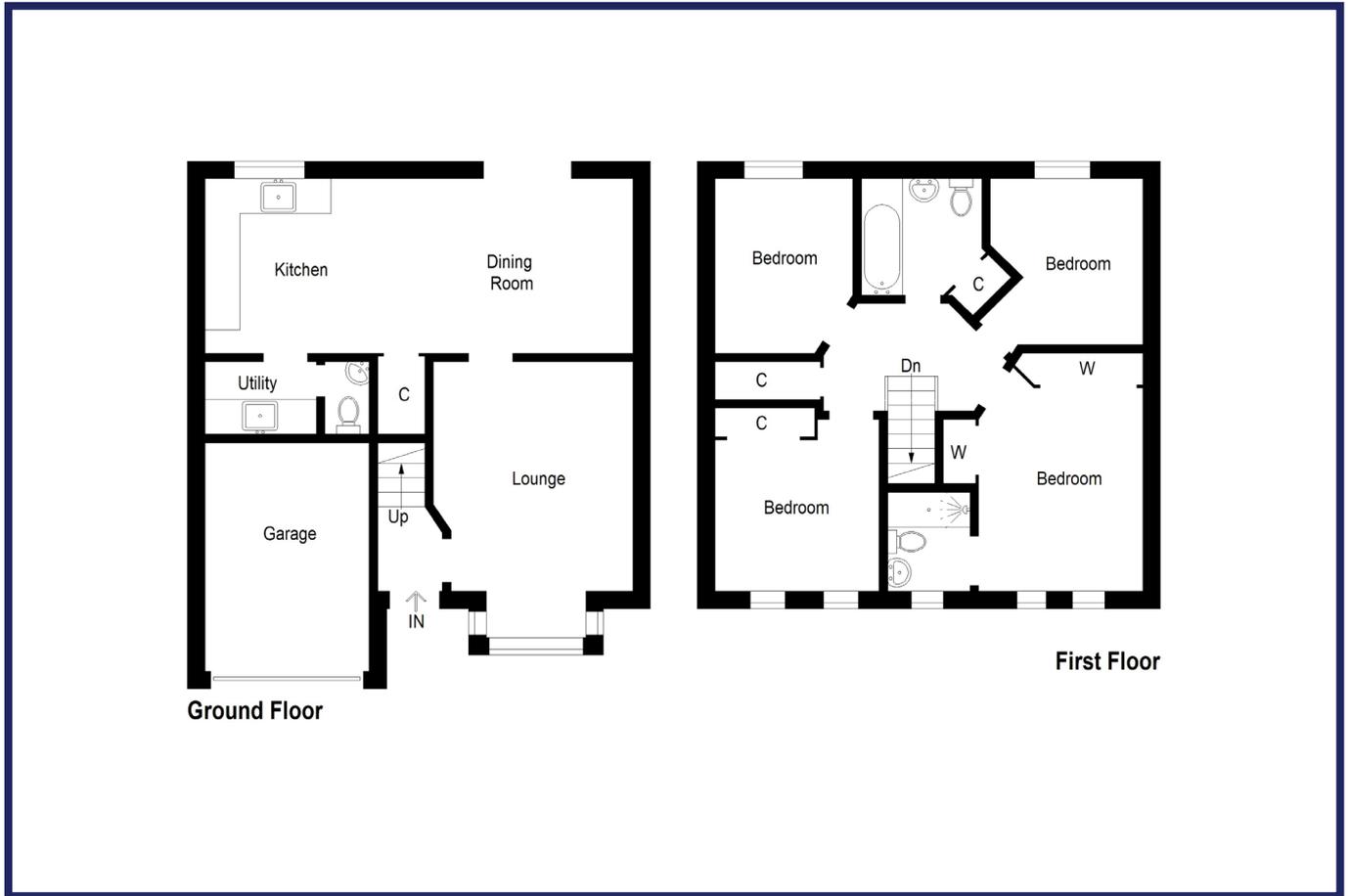
**BEDROOM 4:** Approx. 8'1" x 8'8". A spacious double bedroom, giving a pleasant outlook to the rear of the property.

**FAMILY BATHROOM:** Approx. 7'4" x 5'6" Lovely bright Bathroom fitted with three-piece white suite comprising w.c, wash hand basin built in vanity unit and bath. Shower over bath. Partially tiled in white. Bathroom accessories. Window. Finished in vinyl flooring. Useful storage cupboard.

**OUTSIDE:** The front garden has a mono block driveway offering off street parking and giving access to the garage with up and over door. The garage has light and power. The front is mainly laid in lawn with shrubs. The rear, private garden is fully enclosed and is mainly laid in lawn for easy maintenance with a paved area.



# 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**

