



62 DUNDEE STREET, CARNOUSTIE, DD7 7PF

MID TERRACED VILLA



## Key Features

- Situated within a much sought-after area
- Modern fitted kitchen & shower room
- Rear garden. Shed included
- Gas central heating. Double glazing & A Worcester combination boiler



OFFERS AROUND  
**£165,000**

# Property Description

This traditional stone built Mid Terraced Villa is situated within a much sought-after area, within the thriving town of Carnoustie. As well as a favourite seaside holiday destination, Carnoustie offers a wealth of local amenities, including primary and secondary schools, bowling greens, parks, varied shops, bars, hotels and restaurants. Probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. Carnoustie offers excellent rail links to Dundee, Perth, Arbroath and Aberdeen. There is also a regular bus service to Dundee and Arbroath and a bus stop at the bottom of the lane. The property has a modern fitted kitchen and shower room and still retains many original features, notably the ceiling cornice, surrounds and finishings. The property benefits from gas central heating, double glazing and a Worcester combination boiler. To the front is an easily maintained garden laid out neatly in lawn with a pathway leading to the front door. The elevated garden to the rear is mainly laid to lawn with an assortment of trees, shrubs, bushes and a courtyard area. A garden shed is included. A communal gate gives access to Terrace Road. Viewing this home internally is highly recommended.

## **VESTIBULE:**

Enter through substantial front entrance door into the Vestibule. Corniced ceiling. Tiled flooring.

## **RECEPTION HALLWAY:**

Enter through attractive glass panelled door into the nicely presented reception hallway. Corniced ceiling. Attractive stairway with original wood balustrade leading to the upper floor accommodation.

## **LOUNGE:**

Approx. 12' 9" x 13' 8". A beautifully presented, generously proportioned room that has been tastefully decorated. Large window overlooks the front of the property. Corniced ceiling. Picture rail. Recessed display alcove with shelving. Feature fireplace with wood surround and tiled hearth.

## **DINING ROOM:**

Approx. 14'1" x 13'5" (at widest). This is a delightful room that has a window which overlooks the rear. Corniced ceiling. Recessed shelved alcove. Feature brick fireplace (fire has been blocked off). Ample space for formal dining table and chairs. Door leads to kitchen.



**KITCHEN:**

Approx. 7' 5" x 10'11". A modern kitchen which has been fitted with wall and base units in a light colour. Ample worktop surfaces in a wood effect finish. Contrasting wall tile splash back. Incorporating neff cooker with gas hob, oven and extractor fan. Plumbed for automatic washing machine and dishwasher. Linoleum flooring. Ceiling with downlighters. Window overlooks the rear garden, door leads out.

**MEZZANINE LEVEL:**

Velux window lets in an abundance of natural light.

**SHOWER ROOM:**

Approx. 6' 11" x 6' 8". Nicely presented with white w.c. and wash hand basin set in small vanity unit. Separate large shower enclosure with attractive wet wall. Mains shower. Matching tiling complements the suite. Bathroom accessories. Window. Tiled Floor. Panelled ceiling.

**UPPER FLOOR:****GALLEY LANDING:**

Useful shelved storage cupboard. Loft hatch.

**BEDROOM 1:**

Approx. 9' 10" x 15' 1" (at widest). A delightful well-presented spacious bedroom that has an outlook over the rear of the property.

**BEDROOM 2:**

Approx. 9'11" x 13' 10". A most charming, excellently sized bright and airy double bedroom. A large window gives an outstanding outlook over the front of the property towards the sea, golf course and beyond. Traditional wooden fireplace with original surround and tiled hearth.

**BEDROOM 3:**

Approx. 9' 8" x 6' 10". This is an attractive, bright bedroom that has a window with an outlook over the front of the property. Has shelved storage space.



# Property Description



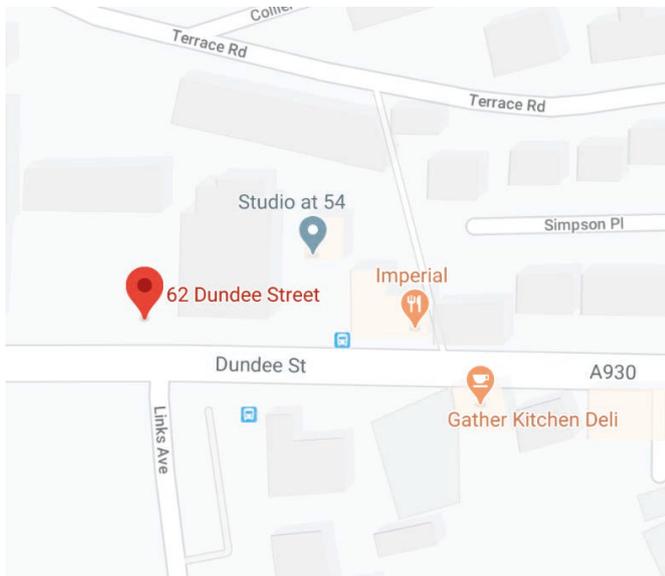


# Property Description





# 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**

Find us on 