



9 GIBSON STREET, CARNOUSTIE, DD7 7JX

END TERRACED VILLA



## Key Features

- Situated within a popular residential area
- Gas central heating & double glazing
- Front & rear gardens
- Large shed/workshop included



OFFERS AROUND  
**£115,000**

# Property Description

This very charming End Terraced Villa provides splendid adaptable family accommodation on two levels, pleasantly situated in a popular residential area in 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 and varied shops. Probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. The property, although could benefit from upgrading, enjoys the benefits of gas central heating and double glazing. To the front is a delightful enclosed garden laid out in chipped stones with a path leading to the front door. A link gate leads through to a lovely fully enclosed private rear garden which is laid mainly in lawn and paving for easy maintenance with a selection of trees and shrubs. A large shed/workshop is included. Viewing this home is highly recommended.

## **ENTRANCE HALLWAY:**

Enter through front entrance door into the hallway.

## **LOUNGE:**

Approx. 10' 7" x 21' 6". This is a bright and airy, spacious room that has a window overlooking the front gardens. Corniced ceiling. Feature wooden fireplace with marble insert and electric fire.

## **DINING KITCHEN:**

Approx. 8'2" x 13' 7". A fitted kitchen with base and wall mounted units in dark wood effect. Ample worktop surfaces and tiled splash-back. Stainless steel sink top with mixer tap. Incorporating gas hob, oven & extractor fan. Laminate flooring. Ample space for table and chairs. Large storage cupboard (measuring 4'6" x 7'3") with shelving. Additional storage cupboard. Window with an outlook over the rear garden. Door leads to the conservatory. Further small area next to kitchen which could, if converted, be part of kitchen or a storage room.

## **CONSERVATORY:**

Approx. 11'3" x 7'7". Attractive, bright conservatory with double glazed windows letting in an abundance of natural light. Double French doors lead to the rear garden. Tiled flooring. Finished in wooden panelling.

## **UPPER FLOOR:**

Staircase leads to upper accommodation. Upper hall has useful shelved airing cupboard.



**BEDROOM 1:**

Approx. 10' 6" x 10' 5". Most spacious, front facing bedroom. Fitted bedroom furniture including wardrobes and chest of drawers.

**BEDROOM 2:**

Approx. 6' 6" x 11' 0". A delightful well-proportioned bedroom with a window which overlooks the front of the property. Built in storage cupboard with hanging rail and shelving.

**BEDROOM 3:**

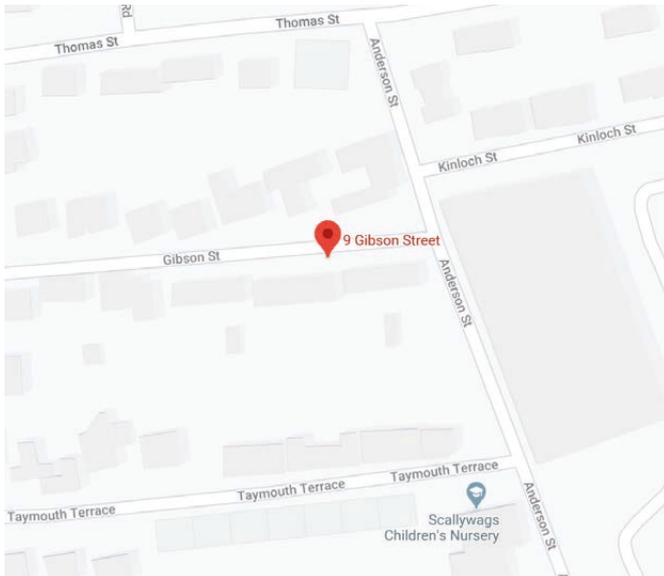
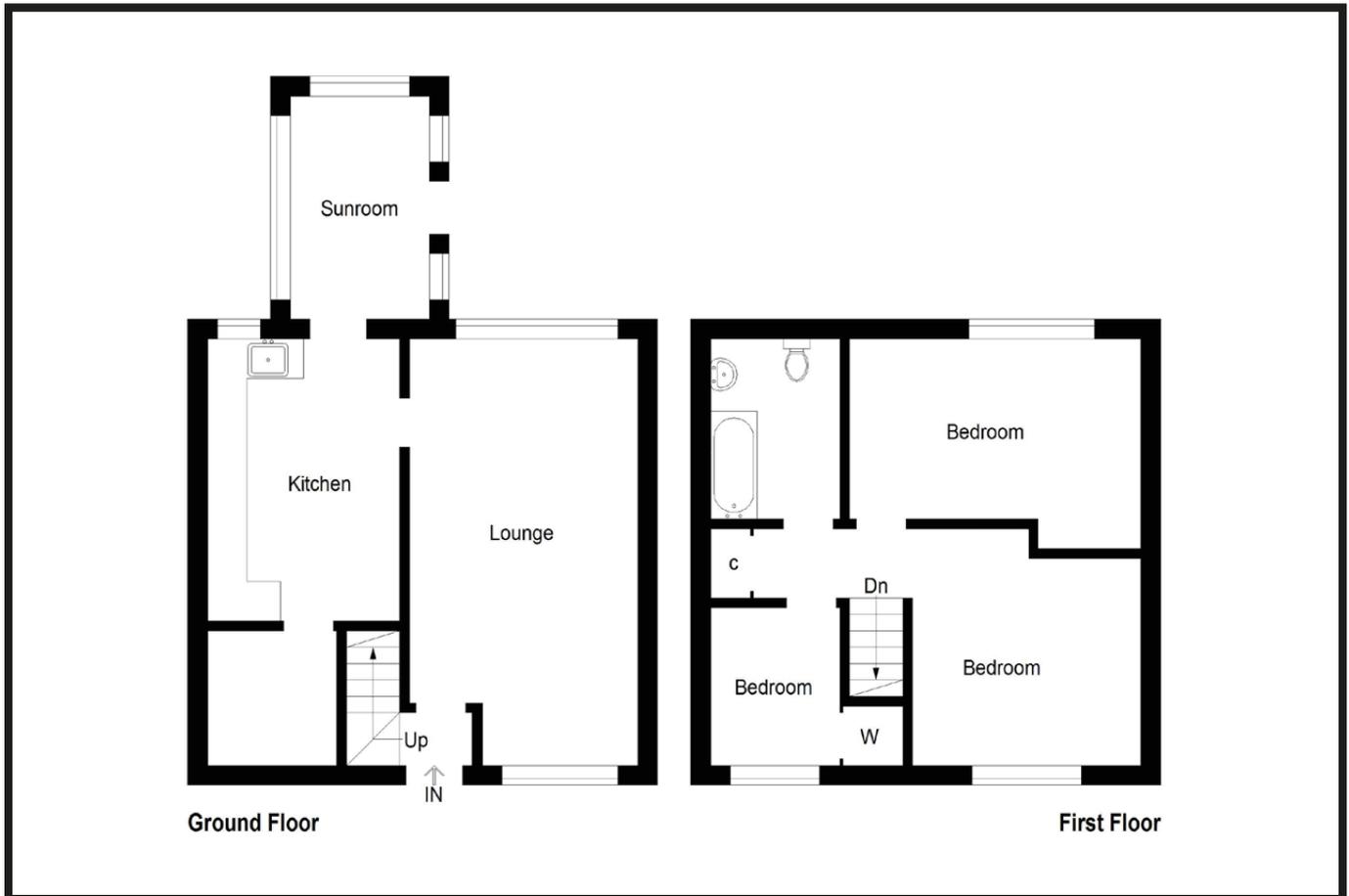
Approx. 6' 9" x 12' 10". A generously proportioned bright and airy bedroom. Window overlooks the rear of the property. Fitted bedroom furniture including wardrobes and dressing table.

**BATHROOM:**

Approx. 5' 9" x 7' 8". With three-piece white suite incorporating w.c, wash hand basin and bath with mains shower. Wooden panelling. Matching tiling complements the suite. Window. Wooden panelled ceiling. Tiled flooring.



# 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 