Connelly & Yeoman
Solicitors Estate Agents

BLAIRGOWAN, 25 DALHOUSIE STREET, CARNOUSTIE DD7 6HE

SUPERIOR DETACHED VILLA

Key Features

- Substantial, flexible family accommodation with many original features
- Sought-after residential area
- Gas central heating & double glazing
- Private gardens & double garage

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OFFERS AROUND

£409,000

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Property **Description**

A rare opportunity to purchase a well located, substantial, stone built Superior Detached Villa with lots of flexible accommodation and unique original features. This is an ideal family home, well suited to working from home and with the potential for part business use or Air BnB. All of the principal public rooms and bedrooms face South and/or West and, with large windows, benefit from an abundance of natural light. The House was designed and built by highly regarded local architect James Prain Bruce at the time he was President of the Dundee Institute of Architects. Construction was completed in 1902. The house was originally named "Highfield" and was James Prain Bruce's own home for a number of years. The interior of the house was re-modelled following the Second World War and the family room and garage were added circa 1980. As well as a favourite seaside holiday destination, Carnoustie offers a wealth of local amenities, including primary and secondary schools, beach, bowling greens, parks, varied shops, bars, hotels and restaurants. The railway station is 5 minutes' walk from the property with regular train services to Aberdeen, Dundee, Edinburgh, Perth and Glasgow. Carnoustie is probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. The property still retains many original features including cornicing, skirtings, finishings and stain glass windows. The property benefits from gas central heating and double glazing. An attractive garden to the front and side is laid in lawn with an assortment of trees, shrubs and bushes. To the rear is a large, enclosed garden which is laid out in lawn with paving for easy maintenance. A side gate gives access. A summer house and an outhouse are included. A large double garage has ample space for several cars and has power, light, water and up and over door. Viewing this property is high recommended to appreciate quality and spacious accommodation on offer.

ENTRANCE VESTIBULE:
Entered through hardwood front entrance door. Glazed door leading to Reception Hallway.

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. 18'6" x 16'1. A lovely spacious and bright lounge with cornicing and feature bay window overlooking front garden. Arched alcove with brick feature fireplace with tiled hearth incorporating a coal fire. Two stain glass windows overlook the front garden.

DINING ROOM:
Approx. 14'1" x 18'11". Large bay window overlooks the front garden. Arched alcove with shelf and under storage cabinet. Ample space for formal dining table and chairs. Ceiling cornice.

FAMILY ROOM:
Approx. 23'7" x 17'6" A very impressive family room which could be adapted to suit several needs. Large windows give an overlook of the gardens and let in an abundance of natural light. Storage cabinet. Loft access. With appropriate consents (if required) this room could be used for a business with separate external access from the driveway.

FAMILY ROOM/DINING ROOM:
Approx. 9'4"' x 15'2". Spacious room with ample space for formal dining table and chairs. Karndean flooring. Window overlooking rear garden and door leading out. Three built in storage cupboards providing ample storage. Fitted wall and base units in wood effect with contrasting black worktop surface. Downlighters. Loft hatch.

UTILITY ROOM:
Approx. 6'6" x 7'5". Chrome sink, drainer and mixer tap. Wall and base units in white with ample worktop surfaces. Contrasting tiles. Space for washing machine, separate tumble drier, fridge and freezer. Window.

PANTRY:
Approx. 6'2" x 6'5". Useful pantry with ample shelving. Karndean flooring. Window.

DINING KITCHEN:
Approx. 10'10" x 14'1". Spacious dining kitchen fitted with both floor and wall mounted units in wood effect with ample worktop surfaces. Attractive cream tiled splashback. Space for dishwasher. Electric hob double built in oven and extractor fan. Sink unit and drainer. Built in table. Window overlooks the side.

SHOWER ROOM:
Approx. 7'10" x 6'10". Attractive shower room with white w.c, wash hand basin set in vanity unit with storage and alcove shelving. Separate shower enclosure with mains shower. Attractive tiling. Ceiling with downlighters. Kardean flooring. Window. Storage cupboard houses the boiler.

Property **Description**

BEDROOM 1:
Approx. 11'2" x 12'3". A magnificent sized, bright and airy bedroom with window to the front. Ceiling cornice. Two double fitted wardrobes with additional above storage.

UPPER FLOOR GALLERY LANDING:
Stain glass window. Spacious landing. Loft hatch

BEDROOM 2:
Approx. 13'7 x 11'8. Most attractive, spacious room having a feature corner "turret" area with large front facing windows. Original cornicing.

BEDROOM 3:
Approx. 13'7 2 x 14'8". Spacious, bright double bedroom room with large window overlooking the front garden and beyond giving a spectacular sea view. Two further windows to the side. Original cornice. Triple fitted wardrobes with sliding doors with hanging rail and shelving.

BEDROOM 4:
Approx. 9'1" x 14'1". Pleasant room with large front facing window. Built in double wardrobes with sliding doors. Original ceiling cornice.

FAMILY BATHROOM:
Approx. 10'11" x 8'8". Generously proportioned family bathroom fitted with his and hers sinks set in large vanity unit with storage. Separate bath set in luxury tiles, handheld shower. Karndean floor. Ceiling with downlighters. Towel radiator. Two windows.

SHOWER ROOM:
Approx. 6'0" x 6'10". Three-piece suite comprising w.c and wash hand basin set in attractive vanity unit. Separate shower enclosure with mains shower and screen. Finished in quality tiles. Ceiling with down-lighters. Window. Towel radiator.

BEDROOM 5:
Approx. 11'6" x 14'0". Spacious room with bay window overlooking the front of the property. Built in wardrobes providing ample storage. Ceiling cornice.

DOUBLE GARAGE:
A large double garage has ample space for several cars and has power, light, water and up and over door.

Peace
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To bring peace to the Earth, strive to make your own life peaceful
Love
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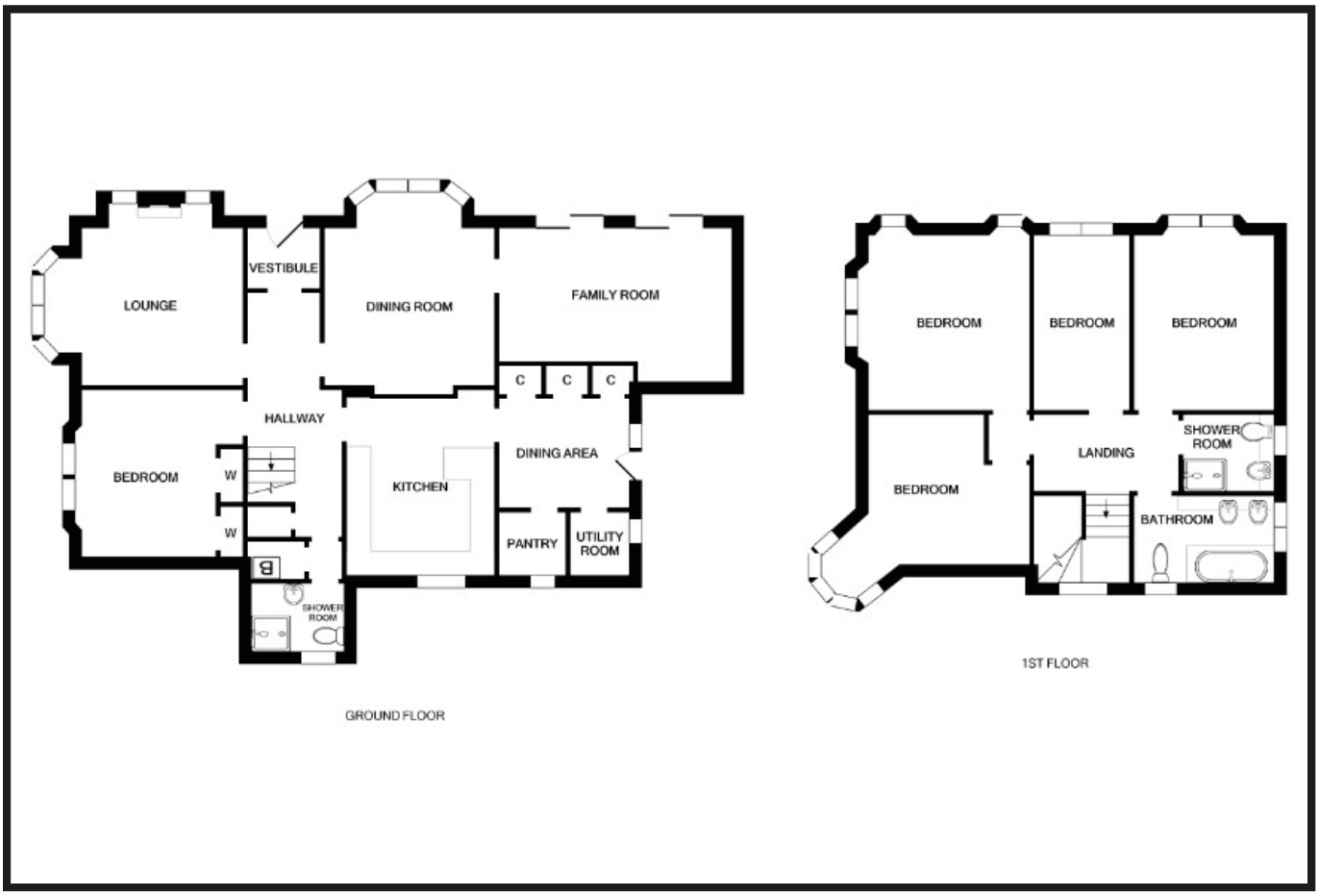
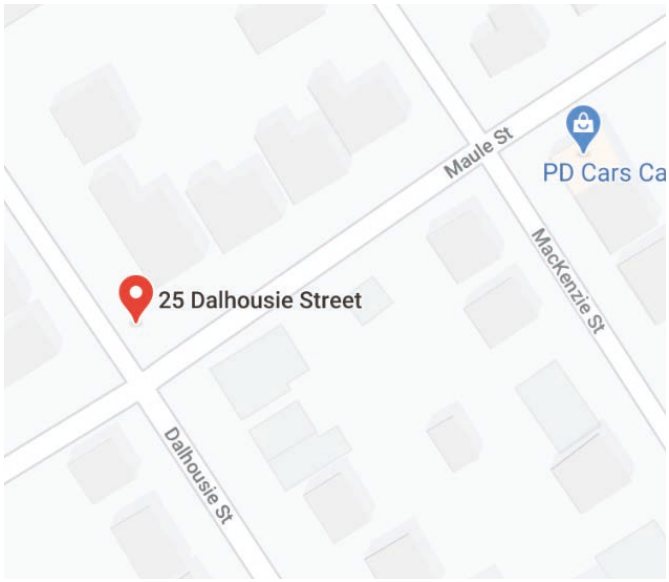
Wild Animals

FAIRY

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.

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