Connelly & Yeoman

Solicitors Estate Agents

**1 TANKERVILLE COTTAGES, EASTHAVEN, CARNOUSTIE DD7 6LR**

**SEMI DETACHED VILLA**

## Key Features

- Gas central heating & double glazing windows
- Extensive, secluded garden
- Enviable location & stunning views
- Driveway provides off-street parking

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OFFERS OVER

**£195,000**

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# Property **Description**

This is an outstanding Semi Detached Villa with immense appeal affording spacious accommodation on two levels. The property has been completed and decorated to an incredibly high standard by the current owner. Set amidst the most enviable rural surroundings, the property occupies a wonderful elevated site giving remarkable sea views. East Haven is a quaint seaside hamlet which lies to the edge of the town of Carnoustie and is within easy commuting distance of Aberdeen, Dundee and all Angus towns. The property enjoys the benefits of Gas Central Heating and Double Glazed Windows and Exterior Doors. Features of this property include the well-appointed country style kitchen, bathroom and the sun lounge which gives stunning views over both the sea and the countryside beyond. Outside to the front is a beautiful, extensive, secluded garden which is in good order mainly laid out in lawn with a superb assortment of trees, shrubs, bushes and flowers. A gate gives access to a path at the front of the property and a further gate allows access to the rear. An impressive driveway leads to ample off-street parking and a single garage with an open aspect over the countryside. This is an impressive home which must be viewed to appreciate the sizable accommodation, enviable location and superb sea and countryside views.

**ENTRANCE SUN PORCH:**
Approx. 9'3" x 8'3". This is a lovey bright and spacious Glazed Entrance Porch overlooking the rear garden and countryside beyond.

**HALLWAY:**
A most attractive hallway with neutral décor. Under stair storage cupboard.

**LOUNGE:**
Approx. 16' 4" x 12' 9". This is a beautifully presented bright and airy generously proportioned lounge which has tasteful decor. Fitted with a wood burner. Large window allows natural light to flow in and gives wonderful open aspect views towards the sea. A further high window allows for additional natural light. Corniced ceiling.

**DINING KITCHEN:**
Approx. 15' 3" x 10' 2". There is a well-appointed Country Style Kitchen fitted with base and wall mounted units in a Cream finish with ample worktop surfaces in a wood finish. A free-standing cooker with gas hob. Integrated fridge-freezer. Breakfast Bar. Plumbed for automatic washing machine. Cupboard with louvre doors houses the combi boiler. Flooring finished in a wood effect.

**SUN LOUNGE:**
Approx. 16' 2" x 11' 4". Most impressive bright and airy sun lounge offering enviable panoramic views of the garden and beyond towards the sea and countryside.

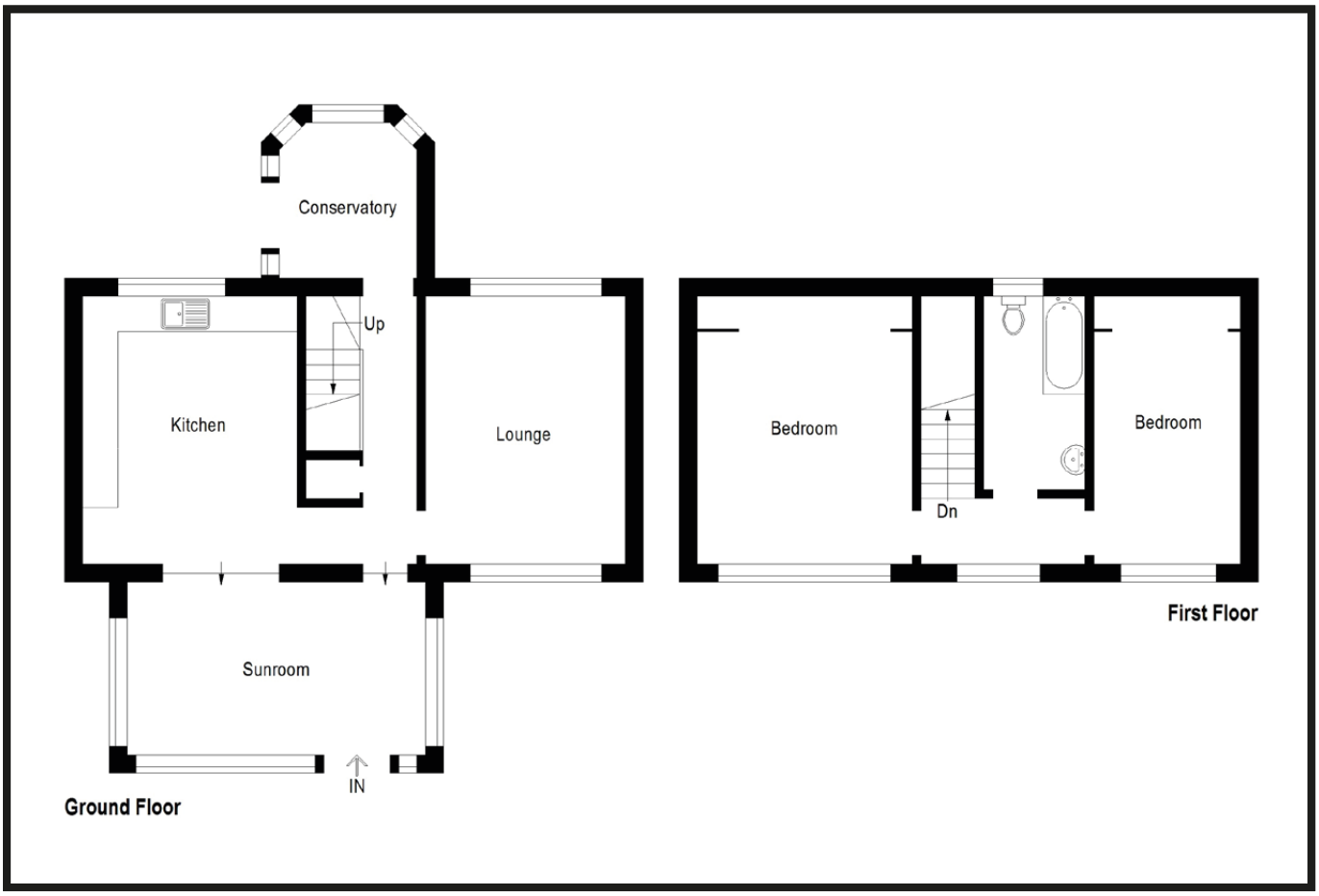
**GALLERY LANDING:**
Spacious gallery landing.

**BEDROOM 1:**
Approx. 12' 7" x 9' 8". An extremely attractive generously proportioned double bedroom with large picture window giving wonderful views. Fitted with large wardrobes which have mirrored sliding doors.

**BEDROOM 2:**
Approx. 12' 6" x 10' 11". This is a well presented, neutrally decorated, excellent sized double bedroom which has a large window enjoying an enviable outlook over the garden towards the sea. Substantial built in wardrobes with mirrored sliding doors.

**FAMILY BATHROOM:**
Approx. 10' 4" x 5'. A lovely, spacious family bathroom with white three-piece suite, including w.c, wash hand basin and bath with shower over. Fully tiled with mosaic detail. White wall mounted radiator. Recess with display shelf. Under floor heating. Window with countryside views.

# 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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