



8 WEST SMITON STREET, CARNOUSTIE DD7 7LS

FIRST FLOOR FLAT



Key Features

- Situated in a much sought after residential area. • Bright and airy well maintained accommodation.
- Splendid modern Kitchen. Gas central heating. Double Glazing.
- Exclusive garden with a decked area & summer house.



2 1 1

OFFERS OVER
£85,000

Property Description

This is a bright and airy FIRST FLOOR FLAT with own front door, which provides excellent deceptively spacious accommodation, ideally situated within a much sought after area of the town of Carnoustie. As well as a favorite 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. This property is in good order and tastefully decorated with many attractive features, including a splendid well appointed contemporary kitchen. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows. To the side is an easily maintained garden laid out immaculately in lawn with borders of shrubs and flowers. To the rear is wonderful exclusive garden laid out neatly in lawn with a decked area with a lovely summer house. Shed. Viewing this home internally is highly recommended to fully appreciate.

HALLWAY:

Entered through attractive double glazed front entrance door leading into the property. A spacious welcoming hallway with laminate flooring. Window with storage below.

LOUNGE:

Approx. 14' 7" x 11' 9". A lovely, bright and spacious Lounge which has a large picture window with an outlook over the front. Neutral décor with corniced ceiling. Two built in storage cupboards. Door leads to kitchen.

KITCHEN:

Approx. 7' 7" x 6' 4". A feature of this home is the splendid modern well-appointed Kitchen. Fitted with both base and wall mounted units in a slate grey high gloss finish. 'Sensor' light system fitted below wall units. Ample worktop surfaces in a white sparkle finish. Ceramic hob with extractor above & electric oven. Plumbed for automatic washing machine and dishwasher. Contemporary wall mounted radiator in Grey. A window has an outlook towards the side of the property.



BEDROOM 1:

Approx. 12' 5" x 11' 1". An attractive excellent sized double bedroom which has tasteful décor. A window has a pleasing outlook over the rear. Laminate flooring. Corniced ceiling.

BEDROOM 2:

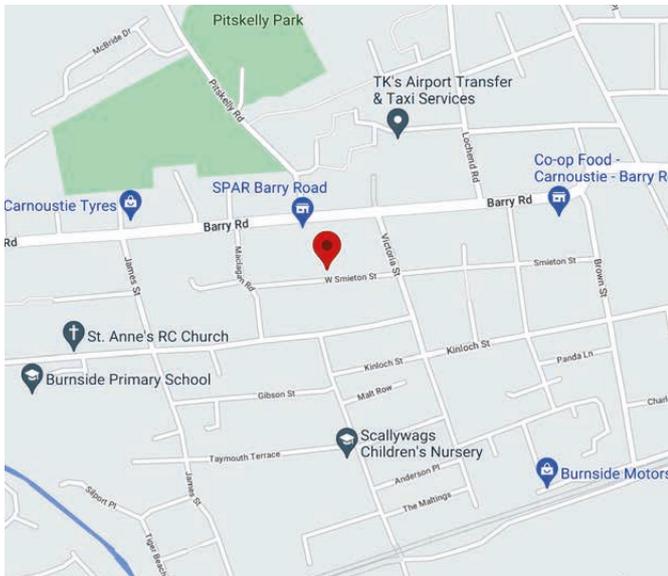
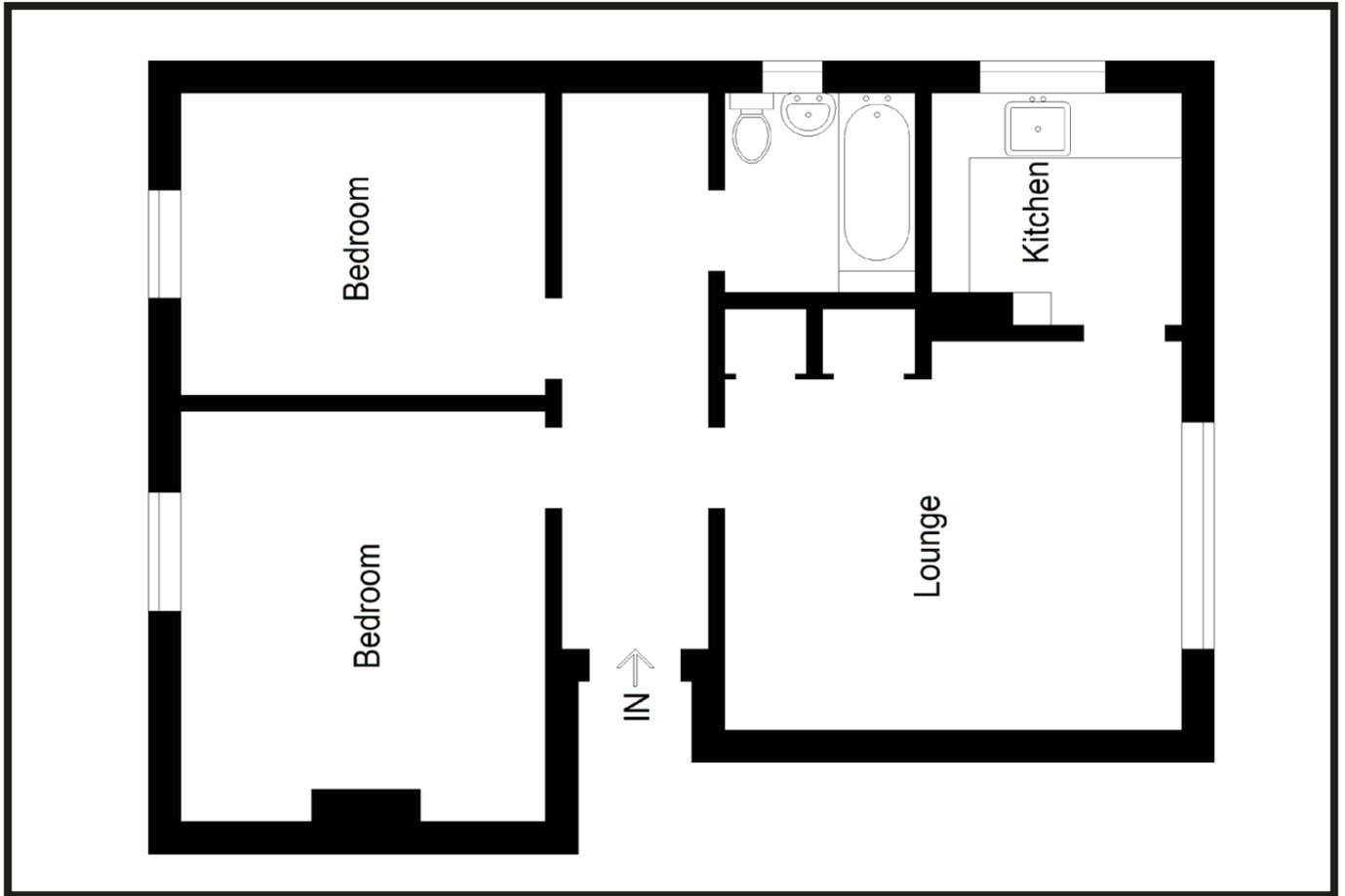
Approx. 10'10" x 9'. A bright bedroom with a window overlooking the rear of the property. Laminate flooring.

BATHROOM:

Approx. 5'9" x 5'8". Fitted with 3 piece white suite comprising w.c., wash hand basin and bath with shower over and curtain. Window.



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
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