



10 QUEEN STREET, CARNOUSTIE, DD7 7AB

DETACHED COTTAGE



Key Features

- Delightful detached cottage • Nestled within a quiet yet central area of Carnoustie.
- Gas central heating and double glazing. • Mature, well stocked garden with store/workshop, brick built outhouse, greenhouse & 2 x wooden sheds.



OFFERS OVER
£150,000

Property Description

This delightful, most impressive, DETACHED COTTAGE is nestled within the heart of Carnoustie and is ideally situated within walking distance of all amenities and services including shops, restaurants, railway station and the world famous Carnoustie Golf Links. Full of character and charm this detached cottage has recently been upgraded to include an impressive kitchen and bathroom and also has the benefit of fresh decor, gas central heating and double glazing. Outside the cottage is set within secluded, secure, walled garden grounds with a neatly laid out garden full of established shrubs, beautiful well stocked borders, greenhouse, wooden shed and a raised patio seating area with wooden shed. There is a brick store/workshop adjoining the cottage which has power and light and an additional brick outhouse. Viewing is essential to appreciate this unique cottage which would make an ideal down size, first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Entry is into a welcoming hallway with a modern radiator and an access hatch with Ramsay style ladder leading into a large floored loft which houses the gas central heating boiler.

LOUNGE:

Approx. 12'7 x 17'2. A spacious lounge with both front and rear facing windows with a feature cast iron fireplace with tiled inlay, hearth and wooden surround, TV and telephone points, a cupboard housing the electric meter and fuse box, and a radiator.

KITCHEN:

Approx. 8'5 x 13'5. Recently upgraded modern kitchen fitted with base and wall units with work surfaces incorporating a sink with mixer tap. There is a double electric oven and gas hob, plumbed space for an automatic washing machine, and space for a fridge freezer. There are both front and side facing windows, and a vertical radiator. A door gives access into a small hallway with access from here into the garden.



BEDROOM 1:

Approx. 10'7 x 11'6. A spacious front facing double bedroom with a shelved and hanging wardrobe with sliding mirror doors, and a radiator.

BEDROOM 2:

Approx. 12'7 x 5'6. Rear facing bedroom with ample room for furnishings and a radiator.

BATHROOM:

Approx. 6'4 x 5'4. Recently upgraded modern bathroom with a vanity unit incorporating the wc and wash hand basin and a P-shaped bath with an over the bath power shower. The bathroom is finished with modern tiled effect wet wall, mirror, spotlights to the ceiling and a vertical radiator.

WORKSHOP/STORE:

Initial workshop area approx. 6'4 x 10'. With power and light.
Inner store approx. 6'4 x 14' With power and light, and rear facing window.



Property Professionals

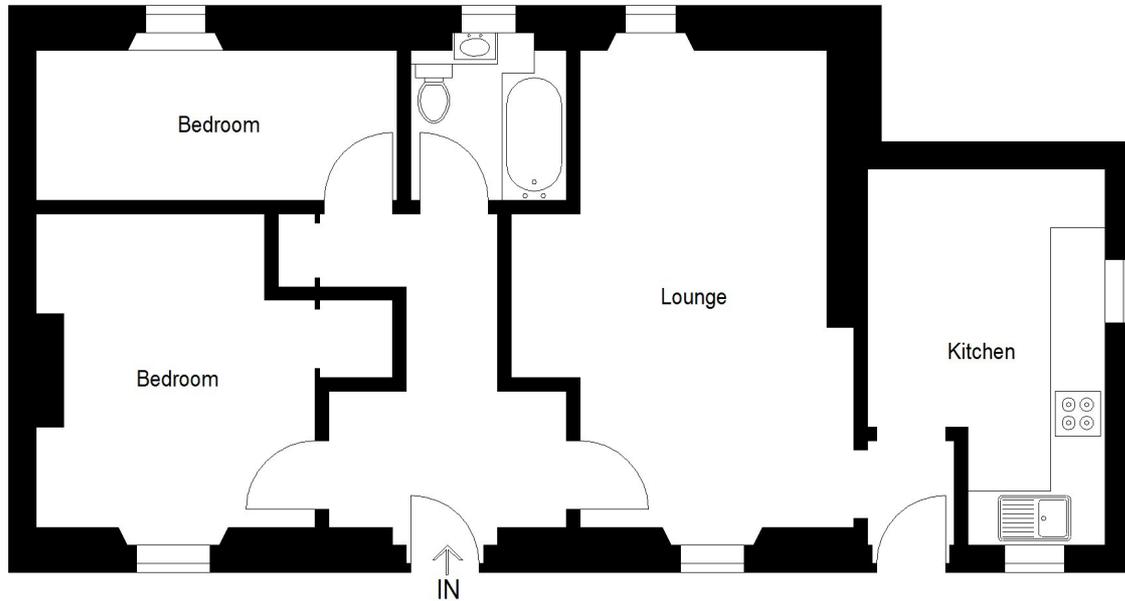
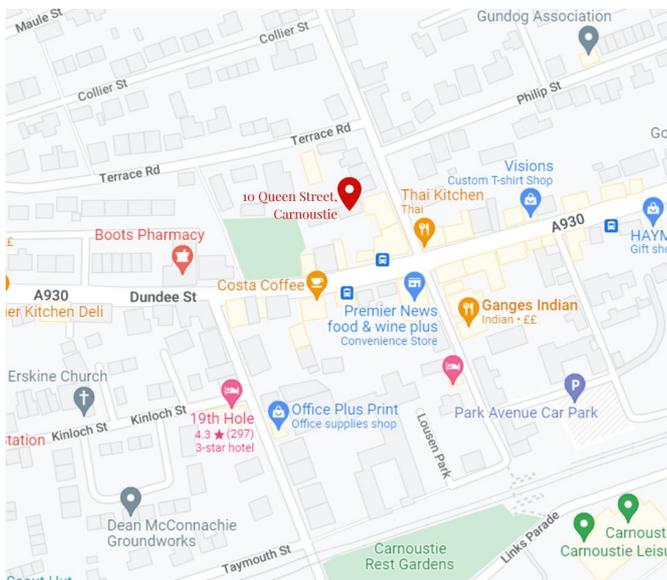


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