



16A JAMES STREET, CARNOUSTIE, DD7 7JY

SEMI DETACHED VILLA



Key Features

- Situated in a popular residential area.
- An excellent, generously proportioned home.
- Gas central heating & double glazing.
- Driveway providing parking for several cars leading to a carport.
- Delightful sunny rear garden with patio and two sheds.



OFFERS OVER
£160,000

Property Description

This most attractive SEMI DETACHED VILLA provides well proportioned family accommodation on two levels and is ideally situated in a popular residential area of Carnoustie which 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 four golf courses, with many more within a short distance of the town. Well maintained and tastefully decorated this bright spacious property has the benefit of gas central heating and double glazing with carpets, blinds and light fittings included in the sale. To the front is a large lock block driveway providing parking for several cars and there is also the added benefit of a carport to the side. To the rear is a delightful, south facing sunny garden with a large patio entertainment area, a lawned area, and stone chipped garden area beyond with established shrubs and 2 wooden sheds. There is an outside water tap and access into the rear of the carport.

ACCOMMODATION:

Lounge, Dining Kitchen, Conservatory, 2 Bedrooms and Bathroom.

HALLWAY:

Entry is into a hallway with a stairway leading to the upper floor, There is a cloaks area, a radiator and access into the lounge.

LOUNGE:

Approx. 12'2 x 15'8. This is a lovely bright lounge which has been decorated to a high standard with TV and telephone pints, a large under stair storage cupboard and access into the dining kitchen.

DINING KITCHEN:

Approx. 13'8 x 11'10. Sliding glass panel doors lead into this rear facing dining kitchen which is tastefully decorated and has double doors leading into the conservatory. The kitchen is fitted with ample base and wall units with coordinating worksurfaces incorporating a stainless steel sink with mixer tap. There is a stainless steel electric oven, and gas hob with extractor hood above, plumbed space for a dishwasher and washing machine. There is ample room for dining.

CONSERVATORY:

Approx. 14'3 x 8'8. A delightful sunny conservatory with tiled flooring, wall lights and double doors leading into the garden.

UPPER FLOOR:

There is an access hatch leading into the loft.

BEDROOM 1:

Approx. 10'4 x 11'6. This is a bright spacious bedroom with a front facing window, a double shelved and hanging wardrobe with sliding mirror doors, and a radiator.

BEDROOM 2:

Approx. 6'9 x 11'8. Most attractive, spacious and tastefully decorated room with an open outlook over the rear garden. There is a shelved and hanging wardrobe, laminate flooring and a radiator.

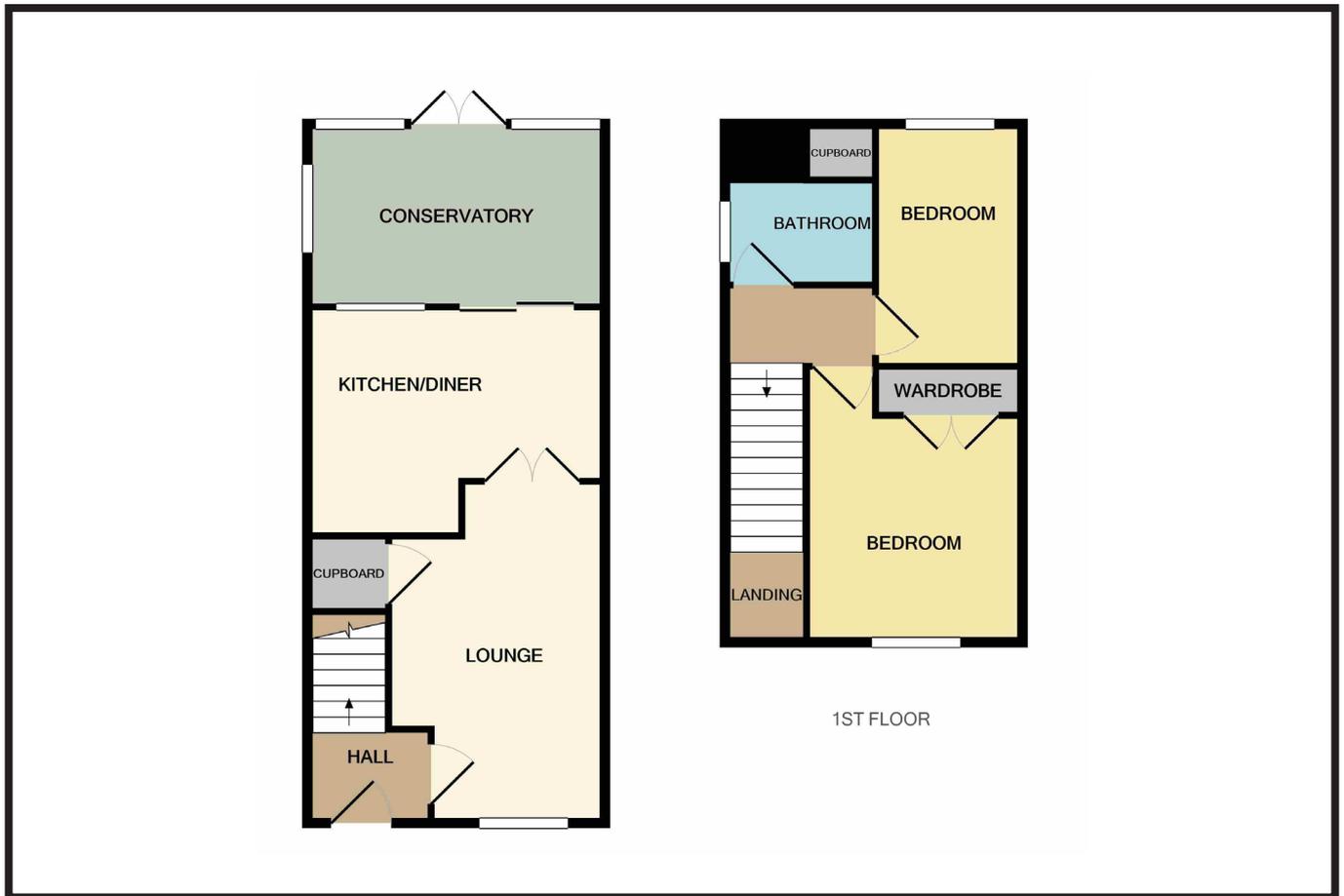
BATHROOM:

Approx. 6'6 x 5'7. A tiled bathroom which has a three piece white bathroom suite with an over the bath power shower, a vanity unit with ample storage to the wc and wash hand basin, a side facing window, spotlights to the ceiling with an expelair, tiled floor and a heated towel rail.

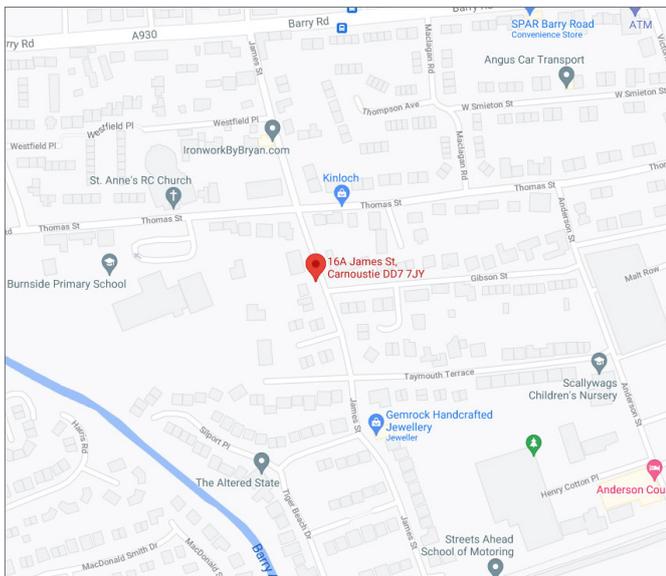




Property Professionals



1ST FLOOR



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