Connelly & Yeoman
Solicitors Estate Agents

45 IRELAND STREET, CARNOUSTIE, DD7 6AU | **DETACHED COTTAGE**

Key Features

- Situated in a much sought after residential area.
- Requiring upgrading and modernisation.
- Offering huge potential.
- Set within garden grounds with driveway and wooden shed.

E

2 3 1

OFFERS OVER

£130,000

Property **Description**

This DETACHED COTTAGE is ideally situated within a prime residential area within the thriving popular town of Carnoustie and is ideally placed for all amenities, including local and national shops, hotels and restaurants as well as the renowned Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. Requiring a degree of upgrading this detached cottage offers an ideal opportunity for someone looking to develop an older style property. At present the cottage has a lounge, kitchen, 2 bedrooms, a sunroom and bathroom, with two further rooms which offer a variety of uses. Garden grounds surround the property and there is a wooden shed, and driveway providing off street parking.

ACCOMMODATION:
Hallway, Spacious Lounge, kitchen, 2 bedrooms, bathroom, sunroom and two further rooms.

ENTRANCE VESTIBULE:
With entry into the bathroom, kitchen and lounged.

KITCHEN:
Approx. 11'2 x 10'8. A side facing kitchen with base and wall units, an electric oven, gas hob and sink with mixer tap.

BATHROOM:
Approx. 6'2 x 6'2. There is a bath, wc and wash hand basin. Side facing window.

LOUNGE:
Approx. 11'10 x 15'7. This is generous size lounge with a feature stone wall with a fireplace incorporating a multi fuel stove (not tested) Front facing window and beamed ceiling.

INNER ROOM 1:
Approx. 6' x 15' Pine lined to dado height, rear window and double doors leading into the sunroom.

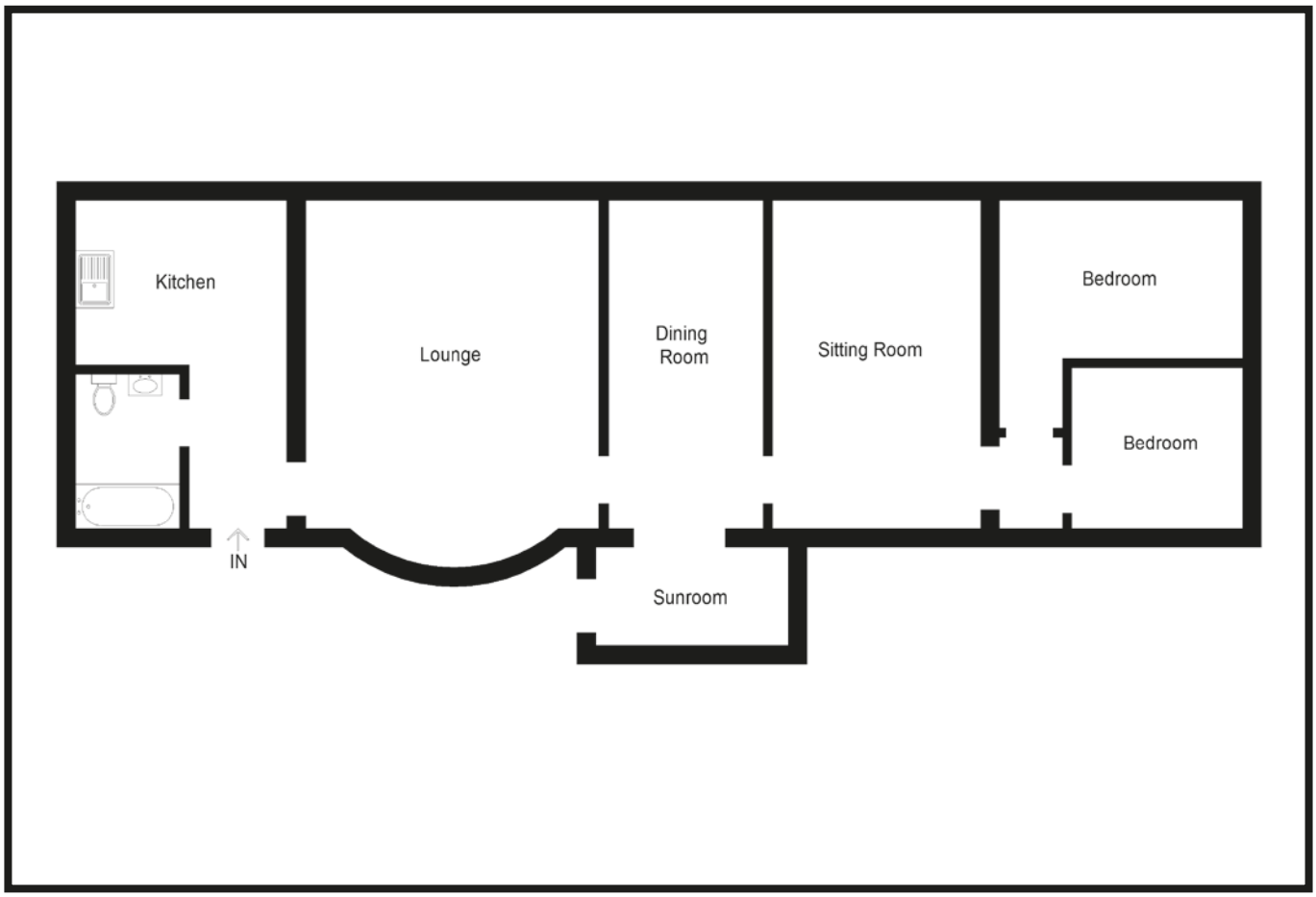
INNER ROOM 2:
Approx. 11'3 x 16'3. A front facing window and radiator. Access from here into an inner hallway.

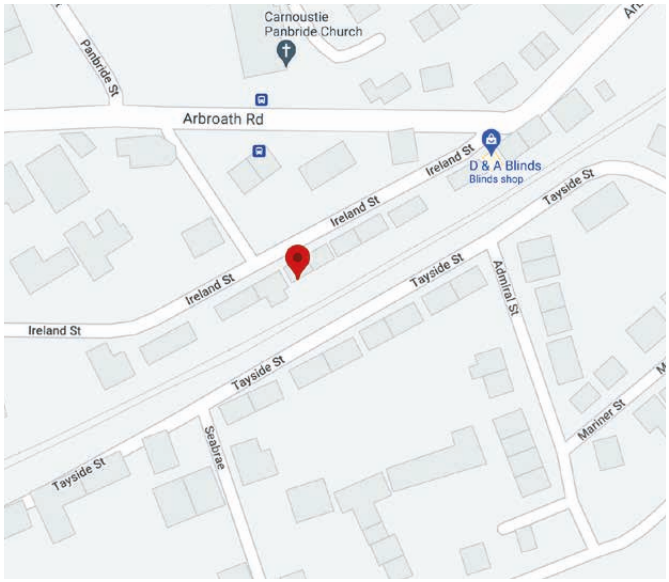
INNER HALLWAY:
Access to bedroom 1 and bedroom 2.

BEDROOM 1:
Approx. 9'2 x 10'5. Front facing looking onto the garden.

BEDROOM 2:
Approx. 12'4 x 7'. A wardrobe area, radiator and rear facing 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 Solicitors Estate Agents | tspc | Find us on