



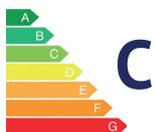
**17 HENRY COTTON PLACE,  
CARNOUSTIE, DD7 7GZ**

**SUPERIOR SEMI  
DETACHED VILLA**



**Key Features**

- Set within a small select development.
- Spacious Family Accommodation. • Stylish, Contemporary Décor throughout.
- Private garden & off street parking for 2 vehicles.



**3 2 2**

**OFFERS OVER  
£210,000**

# Property Description

This most impressive SUPERIOR SEMI DETACHED VILLA affords splendid generously proportioned family accommodation on two levels and is ideally situated within a small select development in Carnoustie. The town of Carnoustie is served by various amenities including a busy shopping centre, Primary and Secondary Schools, Links, Sea and the internationally famous Championship Golf Course. The subjects have been maintained and decorated to an exceptionally high standard by the existing owners with many additional attractive features including well appointed dining kitchen. The property also benefits from Gas Central Heating, Double Glazed Windows and Exterior Doors. To the front there is a coloured monoblocked driveway, with parking for two vehicles. To the rear of the property is a fully enclosed, private, safe, garden, which is laid out mainly in lawn with a patio area. A gate is to the side of the property giving direct access to the front/rear. Viewing this most desirable home internally and externally is absolutely essential to fully appreciate the space and quality of finishings which are on offer.

## ACCOMMODATION:

### Ground Floor:

Hallway, Shower Room, Lounge, Open Plan Kitchen and Dining Area.

### Upper Floor:

Master Bedroom, 2 Further Bedrooms, Family Bathroom.

## HALLWAY:

Enter through double glazed front entrance door into the bright hallway. Attractive stairway with wooden balustrade leads to the upper floor accommodation. Laminate flooring.

## SHOWER ROOM:

Approx. 6' 1" x 4' 4". Lovely addition to this property is the bright and fresh shower room which has feature windows with display shelving. Fitted with tiled quadrant shower enclosure, w/c and wash hand basin.

## LOUNGE:

Approx. 13' 5" x 13' 2". This is a particularly spacious Lounge which has been decorated in neutral tones. Large picture window overlooks the front. Under stair storage cupboard.

## OPEN PLAN KITCHEN & DINING AREA:

Approx. 17' 6" x 9' 7". A spacious, contemporary space with large French doors leading out to the rear garden. The kitchen is fitted with modern units in a white high gloss finish with wood effect work surfaces. Electric oven, gas hob with extractor above. Space for fridge freezer and plumbed for automatic washing machine. Window. Ample space for dining table and chairs. Laminate flooring.

## UPPER LEVEL:

Spacious landing with wooden balustrade. Linen cupboard. Access to the loftspotlights to the ceiling.

## MASTER BEDROOM:

Approx. 11' 3" x 9' 8". This is a beautifully presented Master Bedroom which has been decorated in stylish colours. Rear facing window with views over the garden. Built in wardrobes with mirrored sliding doors.



**FAMILY BATHROOM:**

Approx. 6' 11" x 6' 9". Lovely Bathroom fitted with three piece white suite comprising w.c., wash hand basin and bath with tiles surrounding and shower over with glass screen. Light oak vanity units. Window.



**BEDROOM 2:**

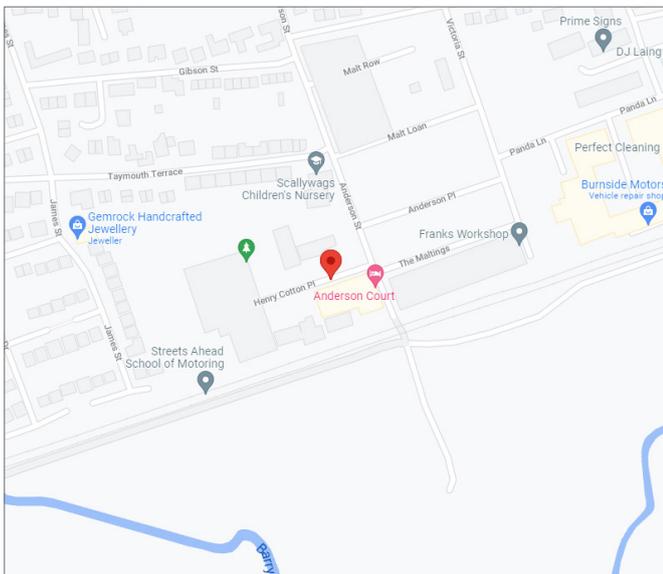
Approx. 9' 8" x 9' 7". This is a bright double bedroom which has a window with views overlooking the front of the property. Built in wardrobes with mirrored sliding doors.

**BEDROOM 3:**

Approx. 11' 5" x 9' 2". A delightful well proportioned double room which overlooks the front of the property.



# 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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