



25 ARBROATH ROAD, CARNOUSTIE DD7 6BH

SEMI DETACHED VILLA



Key Features

- Ideal location close to all local amenities.
- An excellent family home. • Gas central heating. Double Glazing.
- Driveway providing parking for several cars leading to a large detached garage.
- Delightful sunny rear garden with patio and summerhouse.



OFFERS OVER
£170,000

Property Description

This spacious SEMI DETACHED VILLA provides well presented family accommodation on two levels and is ideally situated just to the north end of Carnoustie town centre and close to the very popular East Haven beach. Within easy access of many 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 charming family home 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 which leads to a very spacious detached garage, with power and light, and an access path into the enclosed rear garden which has several sunny seating areas, lawn and a deck which has a summerhouse with power and light.

ACCOMMODATION:

Entrance Porch, Lounge, Dining Kitchen, 3 Bedrooms and bathroom

ENTRANCE PORCH:

Approx. 7' 2" x 6' 2". A bright sunny porch with front facing window and two side facing windows. There are power points and room for seating or furnishings.

HALLWAY:

Entry via a fifteen pane glass panel door into the hallway with access from here to the upper floor and into the Lounge. There is cupboard housing the electric fuse box and a radiator.

LOUNGE:

Approx. 12'4 x 14'4. A fifteen pane glass panel door leads into a lovely bright lounge which has been decorated to a high standard with TV and telephone pints, a large under stair storage cupboard housing the gas meter and access into the dining kitchen.

DINING KITCHEN:

Approx. 15'6 x 9'4. Entry is via a fifteen pane glass panel door leads into this spacious well presented dining kitchen. is fitted with ample base and wall units with coordinating worksurfaces incorporating a double bowl stainless steel sink with mixer tap. There is a stainless steel electric oven, 5 burner gas hob with glass and stainless steel extractor hood above. There is an integrated slimline dishwasher, fridge freezer, and washing machine. The delightful dining area has a radiator and TV point and patio doors leading out into the rear garden.

UPPER FLOOR:

There is a large side facing window offering an abundance of natural light, an access hatch leading into the loft, a shelved storage cupboard and a radiator.

BEDROOM 1:

Approx. 9'3 x 12'8. This is a bright spacious bedroom, decorated in modern neutral tones, with a front facing window. There is a range of fitted bedroom furnishings including double wardrobes, drawer fittings, and vanity area. Radiator.

BEDROOM 2:

Approx. 9'2 x 11'6. Most attractive, spacious and tastefully decorated bedroom with an open outlook over the rear garden towards East Haven and the sea beyond. Radiator.



BEDROOM 3:

Approx. 6'3 x 9'2. Front facing with a shelved storage cupboard and radiator.

BATHROOM:

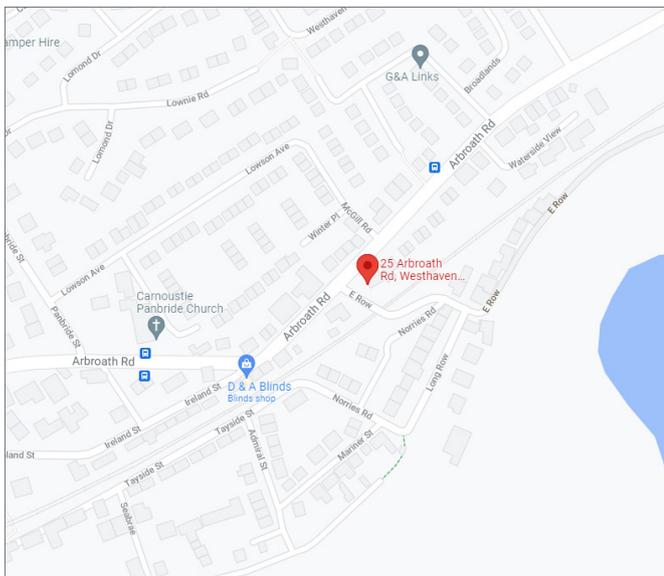
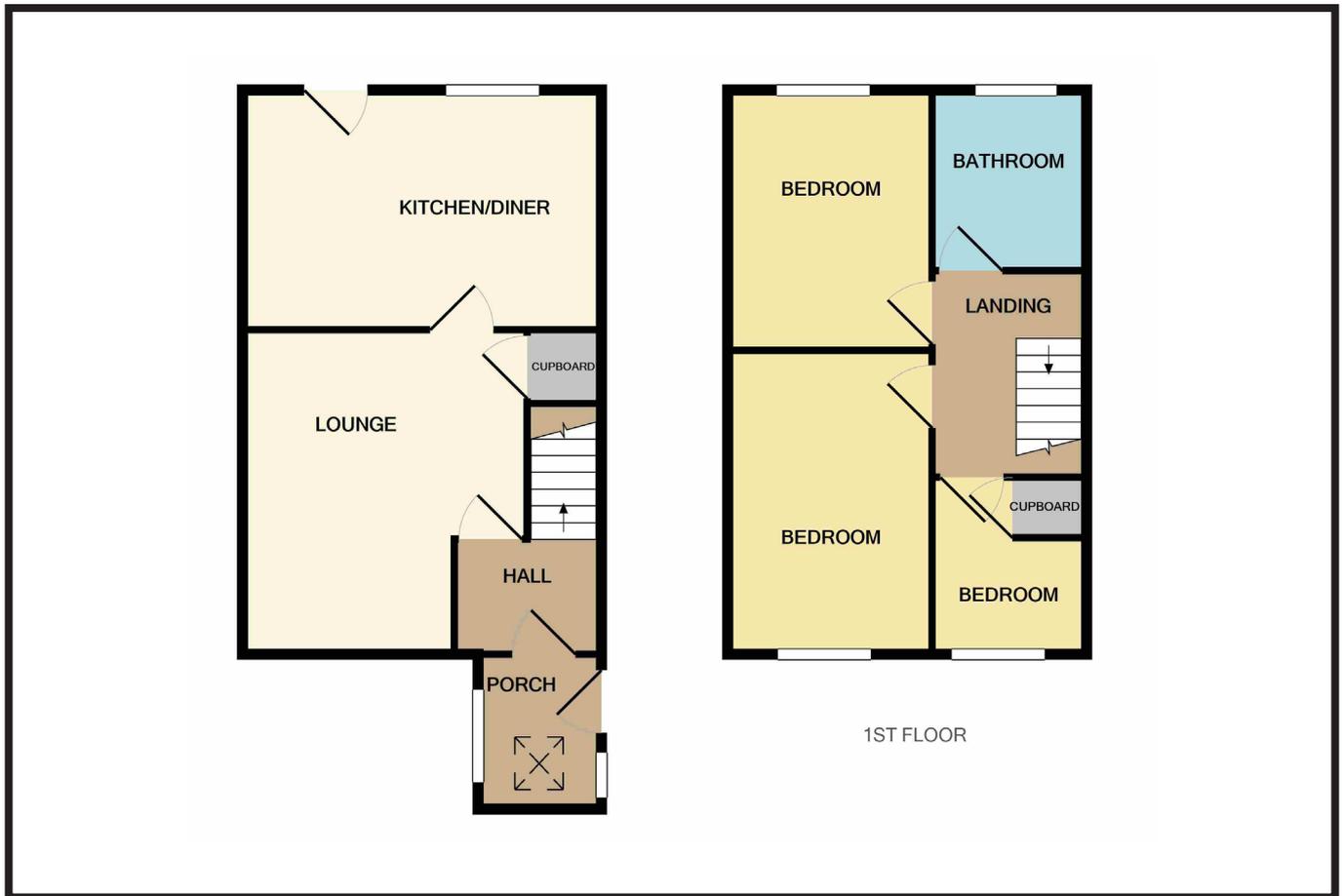
Approx. 6'6 x 6'2. A tiled bathroom which has a three piece white bathroom suite with P-shaped jacuzzi bath with an over the bath shower and glass screen. There is a rear facing window, bathroom fittings and a radiator.

GARAGE:

Approx. 13'2 x 23'6. A large garage with separate power supply providing ample power points and light.



Property Professionals



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