



**56 RAVENSBY PARK GARDENS,
CARNOUSTIE, DD7 7NY**

DETACHED BUNGALOW



Key Features

- Set within a small select development.
- Spacious Detached Bungalow. • Gas Central Heating & Double Glazing.
- Driveway leading to a detached garage, mature garden grounds.



OFFERS OVER
£175,000

Property Description

This spacious DETACHED BUNGALOW is located within a quiet sought after residential area of Carnoustie which offers a wealth of local amenities, including easy access to a variety of local and national shops, health and leisure facilities, bars, hotels and restaurants. Probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town, Carnoustie is ideally placed and has easy access to Dundee and many other surrounding towns. Set within mature garden grounds this delightful bungalow has the benefit of gas central heating and double glazing with all carpet, flooring, light fittings and white goods included in the sale. A stone chipped driveway provides off road parking and leads to a detached garage. The front garden is laid out neatly with stone chippings and gives gated access from either side into the enclosed rear garden. The rear garden is mainly laid out with a lawn and bordered by established shrubs. There is a wooden shed, water tap and access via a side door into the garage.

ACCOMMODATION:

Hallway, Lounge, Kitchen, Dining Room, Conservatory, 2 Bedrooms & Bathroom

HALLWAY:

Entry is via a double glazed door with glass side panel into a spacious hallway with a shelved storage cupboard with light, a shelved and hanging cloaks cupboard housing the electric meter and fuse box and a Ramsay style ladder leads into a partly floored loft with light.

LOUNGE:

Approx. 17'2 x 12'5. A glazed door with side panel leads into this generously proportioned front facing lounge with feature stone display area with wooden plinths and space for a fire. TV and telephone points and a radiator. Door leading into the kitchen.

KITCHEN:

Approx. 9'6 x 12'7. Overlooking the rear garden the kitchen is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, microwave oven and gas hob with extractor hood above, a plumbed space suitable for an automatic washing machine, and an under counter fridge and freezer (included). A side door gives access into the garden and a door leads into the dining room.

DINING ROOM:

Approx. 9'5 x 12'7. A spacious dining room with double doors leading into the conservatory.

CONSERVATORY:

Approx. 11'10 x 8'8. A generous size conservatory which overlooks and giving access into the rear garden, with tiled flooring and power points.



BEDROOM 1:

Approx. 13'2 x 9'10. A front facing double bedroom with a shelved and hanging wardrobe with sliding mirror doors, and a second shelved and hanging wardrobe, TV and radiator.

BEDROOM 2:

Approx. 9'4 x 12'3. A bright spacious rear facing double bedroom with a double shelved and hanging wardrobe, TV point and radiator.

SHOWER ROOM:

Approx. 7'5 x 8'7. A rear facing shower room with a vanity to the wash hand basin and wc with a large mirror, overhead lighting and cabinets. A separate shower cubicle housing a Mira shower. There is tiling to the shower and dado height, bathroom fittings and a radiator.

GARAGE:

Approx. 8'6 x 18'. Accessed via an up and over garage door. Power and light and a side door leading into the rear garden.



Property Professionals



TOTAL APPROX. FLOOR AREA 94.5 SQ.M. (1017 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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