



**4 MACKENZIE STREET,
CARNOUSTIE, DD7 6ET**

**DETACHED
BUNGALOW**



Key Features

- Set within a popular residential area.
- Generous accommodation. • Offering a great deal of potential.
- Driveway leading to garage • Set within mature garden grounds.



OFFERS OVER
£200,000

Property Description

This is an extremely charming substantial stone built DETACHED BUNGALOW offering generous adaptable family accommodation on one level. The property occupies an enviable location set within a quiet residential area of the thriving town of Carnoustie. As well as a favourite seaside holiday destination, Carnoustie 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 three golf courses with many more within a short distance of the town. Although, the property would benefit from some upgrading and modernisation, many of the beautiful characteristic features are still retained, notably original doors and corniced ceilings and there are spacious versatile rooms overlooking the south facing rear garden. There is also the benefit of gas central heating and double glazing. To the front is an easily maintained garden laid out neatly with stone chippings and established shrubs with a gated driveway providing parking for two cars which leads to a garage. To the rear is a delightful, well stocked mature garden with sunny south facing patio seating area, a brick built potting shed, and a second outhouse with power and light, and access from the rear into the garage. Garage with up and over door, power and light.

ACCOMMODATION:

Hallway, Lounge, Kitchen, Dining Room, Family Room, Sunroom, 2 Bedrooms & Bathroom.

VESTIBULE:

Entry is into a vestibule with quarry tile flooring and a cupboard housing the electric meter. A glass panel door leads into the hallway.

HALLWAY:

This is a spacious and extremely attractive, welcoming hallway with access via a Ramsay style ladder into a partly floored loft space with light.

LOUNGE:

Approx. 12'9 x 14'. A spacious front facing lounge with bay window overlooking the front garden. There is a feature stone fireplace and hearth incorporating a gas fire, TV point and corning.

STUDY:

Approx. 8'7 x 10'5. A generous size dining room with a serving hatch into the kitchen, a radiator. Included is the double freestanding wardrobe fitment.

SUNROOM:

Approx. 11'9 x 12'3. Accessed via double doors into this delightful south facing sunroom which overlooks the rear garden. There are wall lights, a Parador ceiling, and two radiators.



KITCHEN:

Approx. 11'9 x 7'. With side and rear facing aspect. The kitchen is fitted with base and wall units incorporating a coloured sink with mixer tap. There is space for a cooker, plumbed space for an automatic washing machine (included), and a tumble dryer (included). Expelair.

DINING ROOM/FAMILY ROOM:

Approx. 10'10 x 12'4. Accessed from the kitchen this spacious dining/family room has access into a rear porch via a 'sunburst' glass door, and also has a glass wall adjoining the sunroom. Radiator.

BATHROOM:

Approx. 9' x 6'6. Side facing bathroom with a 3 piece coloured suite with an over the bath shower, with tiling to dado height. There are bathroom fitments, a built-in wall cabinet with mirror, and a radiator.

BEDROOM 1:

Approx. 12'10 x 14' A generous size double bedroom with a front facing bay window looking onto the front garden. Coving and a radiator.

BEDROOM 2:

Approx. 10' x 14'2. A bright , extremely generous proportioned bedroom overlooking the rear garden. Coving and radiator.

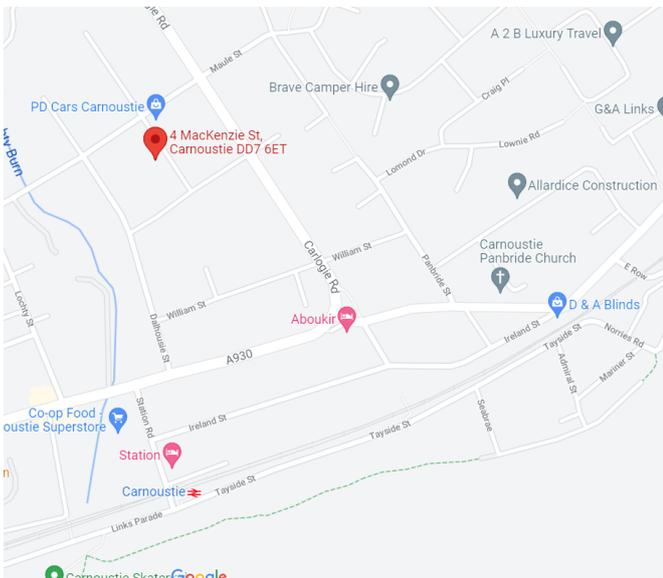


Property Professionals



TOTAL APPROX. FLOOR AREA 109.5 SQ.M. (1179 SQ.FT.)

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