



**4 WOODSIDE TERRACE, CARNOUSTIE, DD7 7QY**

**TERRACED VILLA**



## Key Features

- Spacious terraced villa. • Within a popular residential area.
- Ideal family home close to many local amenities
- Gas Central Heating and Double Glazing.



OFFERS OVER  
**£130,000**

# Property Description

A superb 2 BEDROOM TERRACE VILLA ideally situated within a very popular residential area of Carnoustie, with easy access to a variety of local amenities, including a busy Shopping Centre, Primary & Secondary Schools, and the internationally famous Championship Golf Course. This spacious property has been upgraded by the current owners and is immaculately presented in modern neutral tones with carpets, blinds and light fittings included in the sale and also has the benefit of gas central heating and double glazing making this the perfect home for first-time-buyers, a growing family or as an investment property. Outside the front garden is laid out neatly with stone chippings and patio areas and to the rear is an enclosed garden mainly laid to lawn with a large decked area. Viewing this home is highly recommended.

## ACCOMMODATION:

Porch, Lounge, Kitchen, Dining Room, 2 Bedrooms & Bathroom

## PORCH:

Approx. 7'9 x 8'3. Entry is via a double glazed door into this spacious porch with a heated radiator, and spotlights to the ceiling.

## HALLWAY:

Here there is an under stairs storage cupboard housing the electric fuse box and meter, the staircase leading to the upper floor and radiator.

## LOUNGE:

Approx. 13'4 x 12'4. A spacious rear facing lounge with laminate flooring, a radiator and bifold doors giving access into the dining room.

## KITCHEN:

Approx. 10'6 x 9'5. Front facing kitchen fitted to wall, base and glass display units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob with extractor hood above, an integrated dishwasher, plumbed space for an automatic washing machine and space for a fridge freezer. Parador ceiling with spotlights and a tiled effect floor.

## DINING ROOM:

Approx. 7'8 x 12'1. A bright spacious dining room with patio doors leading out onto a rear facing decked entertainment area, and bifold doors leading into the lounge. There is tiled effect flooring and a radiator.



**UPPER HALLWAY:**

The staircase lead to the upper floor where there is a front facing window, an access hatch leading into the loft, a shelved airing cupboard housing the gas central heating boiler, and a radiator.

**BEDROOM 1:**

Approx. 10'7 x 12'4. A bright spacious rear facing bedroom with two double shelved and hanging wardrobes with sliding mirror doors, a shelved vanity area with under storage, spotlights to the ceiling and a radiator.

**BEDROOM 2:**

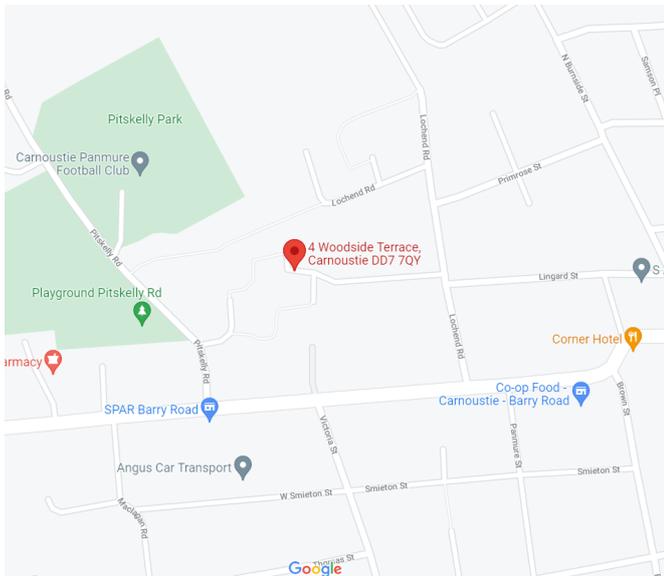
Approx. 10'7 x 12'5. A second spacious double bedroom with a triple shelved and hanging wardrobe with sliding mirror doors, a shelved alcove area, spotlights to the ceiling and a radiator.

**BATHROOM:**

Approx. 6'6 x 5'9. A front facing tiled bathroom finished with a three piece white suite with a separate shower cubicle housing an electric shower. There is tiled flooring, spotlights to the ceiling, and a radiator.



# 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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