



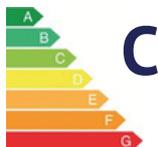
11 MALT LOAN, CARNOUSTIE, DD7 7GW

SEMI DETACHED VILLA



### Key Features

- Set within a very popular location. • A bright modern family home of generous proportions.
  - Gas central heating, double glazing & solar panels.
- Enclosed rear garden with patio, lawn, play area, and wooden shed.
- Driveway providing parking for two cars.



OFFERS OVER  
**£210,000**

# Property Description

This most impressive SUPERIOR SEMI DETACHED VILLA offers a generously proportioned family home 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, railway station and the internationally famous Championship Golf Course. This modern family home have been well maintained and is decorated in modern neutral tones with many additional attractive features including a well appointed dining kitchen with access into a sunny rear garden. The property also benefits from gas central heating and double glazing with carpets, flooring, and blinds included in the sale. To the front a block paved driveway provides parking for two cars, a side gate leads to a secure rear garden which is neatly laid out with a generous size patio area, lawn, play area and wooden shed. There is an outside water tap and security lighting.

## ACCOMMODATION:

Hallway, Lounge, Kitchen with Dining area, shower room, 3 Bedrooms and a Family Bathroom.

## HALLWAY:

Entry is via a double glazed front door into this spacious and extremely attractive reception hallway with staircase leading to the upper floor, and a radiator.

## SHOWER ROOM:

Approx. 9'x 8'2. A front facing shower room with a modern vanity unit incorporating the wash hand basin, a wc and a double shower cubical housing a power shower with deluge shower head. Finished with modern wet wall and tiling, bathroom fitments, and a radiator.

## LOUNGE:

Approx. 15' x 13'. A spacious lounge with ample room for furnishings and a front facing window, TV, telephone and fibre broadband points and a radiator. From here double oak and glass doors lead into the dining area.

## KITCHEN WITH DINING AREA:

Approx. 18'7 x 9'7. A feature of this home is the splendid well-appointed kitchen with dining area which has been fitted with modern base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is an electric oven and gas hob with stainless steel splash back and extractor hood above ,plumbed space for an automatic washing machine and space for a fridge freezer. There is a large under stair storage cupboard with light, housing the gas central heating boiler. A breakfast bar offers a seating area and leads into the dining area with radiator and patio doors leading out into the rear garden.



**UPPER HALLWAY:**

A spacious upper hallway with access via a Ramsay style ladder into a partly floored loft with light, there is a shelved storage cupboard and a radiator.

**BEDROOM 1:**

Approx. 9' x 13'5". A spacious double bedroom looking onto the rear garden with a double shelved and hanging wardrobe with sliding mirror doors, TV and telephone points and a radiator.

**BEDROOM 2:**

Approx. 9'1 x 13'. A delightful well proportioned front facing bedroom with a double shelved and hanging wardrobe with sliding mirror doors, TV point and a radiator.

**BEDROOM 3:**

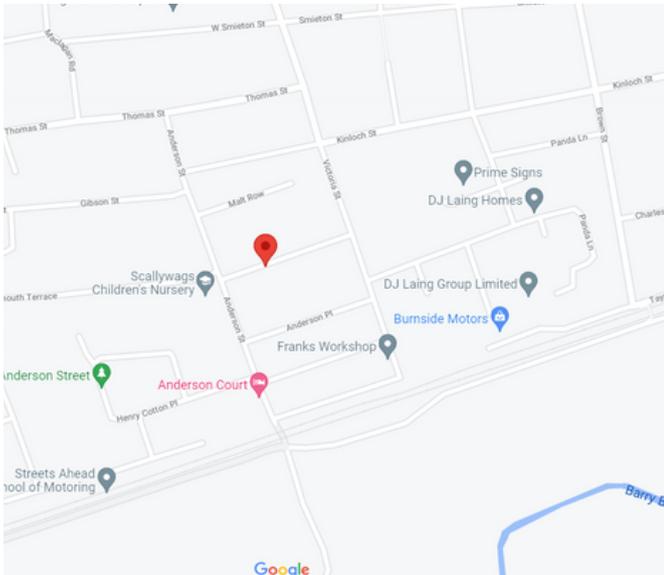
Approx. 9' x 9'10". A front facing double bedroom with a double shelved and hanging wardrobe with sliding mirror doors, and a radiator.

**FAMILY BATHROOM:**

Approx. 9'2 x 9'8". A generous rear facing family bathroom with a 3 piece white suite with a vanity unit to the wash hand basin and wc, and a bath with mixer tap. There is modern tiling, a large shelved linen cupboard, Expelair and heated towel rail.



# 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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