



8 LOWNIE ROAD, CARNOUSTIE, DD7 6DW

SEMI DETACHED VILLA



## Key Features

- Spacious family home. • Within a quiet and popular residential area.
- Gas Central Heating and Double Glazing. • Front garden with driveway leading to a detached garage. • Enclosed rear garden with patio area and greenhouse.



OFFERS OVER  
**£185,000**

# Property Description

This spacious, bright and airy SEMI DETACHED VILLA is ideally situated within a quiet and most desirable residential area of Carnoustie, close to all amenities and services including local schools, a wide range of local and national shops, the railway station and nearby A92 providing easy access to many Angus towns and into Dundee. This spacious family home offers versatile rooms on the ground floor with a lounge, kitchen, shower room, and 3rd bedroom with a useful dining room/4th bedroom. There are two generous size bedrooms on the upper floor with ample storage and access into the eves for additional space. The property benefits from gas central heating and double glazing. Outside the garden grounds are neatly laid out with a block driveway giving off street parking leading to the detached garage. The front garden is easy to maintain with chip stones, and established shrubs. A gated pathway leads to the rear garden which is also easy to maintain with chip stones, a pond, and greenhouse with power and light. There is an outside water tap and security lighting to the front and rear.

## ACCOMMODATION:

Lounge, Kitchen, Conservatory, Dining Room/Bedroom 4, 3 Bedrooms & Shower Room.

## ENTRANCE HALLWAY:

Entry is into a small porch via a sliding glass door. Here there is light and power point and access via a glass door, with glass side panel, into a welcoming hallway with a large front facing window, stairway leading to the upper floor, an under stair storage cupboard with light, telephone point, and radiator.

## LOUNGE:

Approx. 14'9 x 12'6. A bright spacious front facing lounge with ample room for furnishings, TV and telephone point and a radiator.

## KITCHEN:

Approx. 8'6 x 14'3. A glass panel door leads into this side facing kitchen which is fitted with base and wall units with coordinating work surfaces incorporating a coloured sink with mixer tap. There is an electric oven, gas hob, plumbed space for an automatic washing machine, dishwasher and fridge freezer (all included). There is a breakfast area with the gas central heating boiler, TV and telephone points, under unit electric fan heater, and door leading into the conservatory.

## CONSERVATORY:

Approx. 13'6 x 9'2. An excellent addition to this delightful family home with access from here into the enclosed rear garden. There is a panel heater, ample power points and wall lights.

## DINING ROOM/BEDROOM 4:

Approx. 9'3 x 8'8. A versatile room which could be utilised as a dining room or 4th bedroom. A rear facing window and radiator.

## BEDROOM 3:

Approx. 10'9 x 12'6. A spacious rear facing double bedroom with ample room for furnishings, TV point, ample power points and a radiator.

## SHOWER ROOM:

Approx. 6'5 x 6'5. A spacious wet room finished with modern wet wall with an electric shower, wc and wash hand basin. Parador ceiling with spotlights, a mirror, Expelair, heated towel radiator, and a side facing window.



**UPPER HALLWAY:**

Stairway leads to the upper floor where there is an access hatch leading into the loft and a large walk-in storage cupboard with light and access from here into the eaves, again with light.

**BEDROOM 1:**

Approx. 15' 2 x 16' 4. A bright spacious front facing bedroom with a range of fitted bedroom furnishings including shelved and hanging wardrobes, vanity area, over head storage, and drawer fitments. There is also a cupboard with access into the eaves, and a second wardrobe. TV and telephone points, ample power points and a radiator.

**BEDROOM 2:**

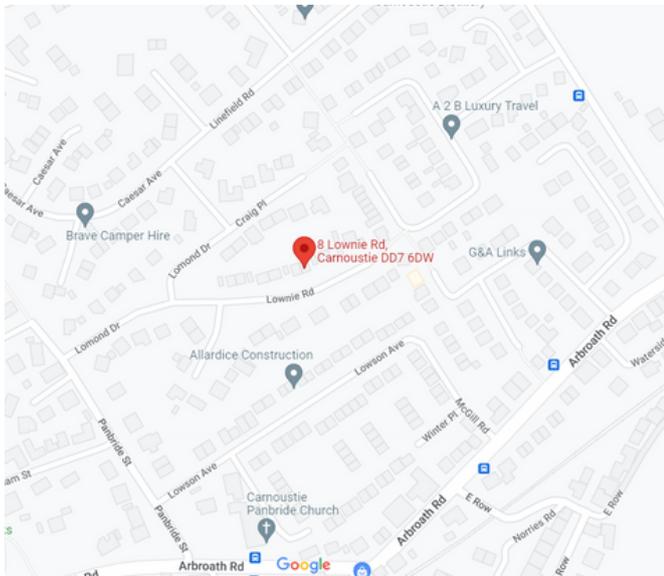
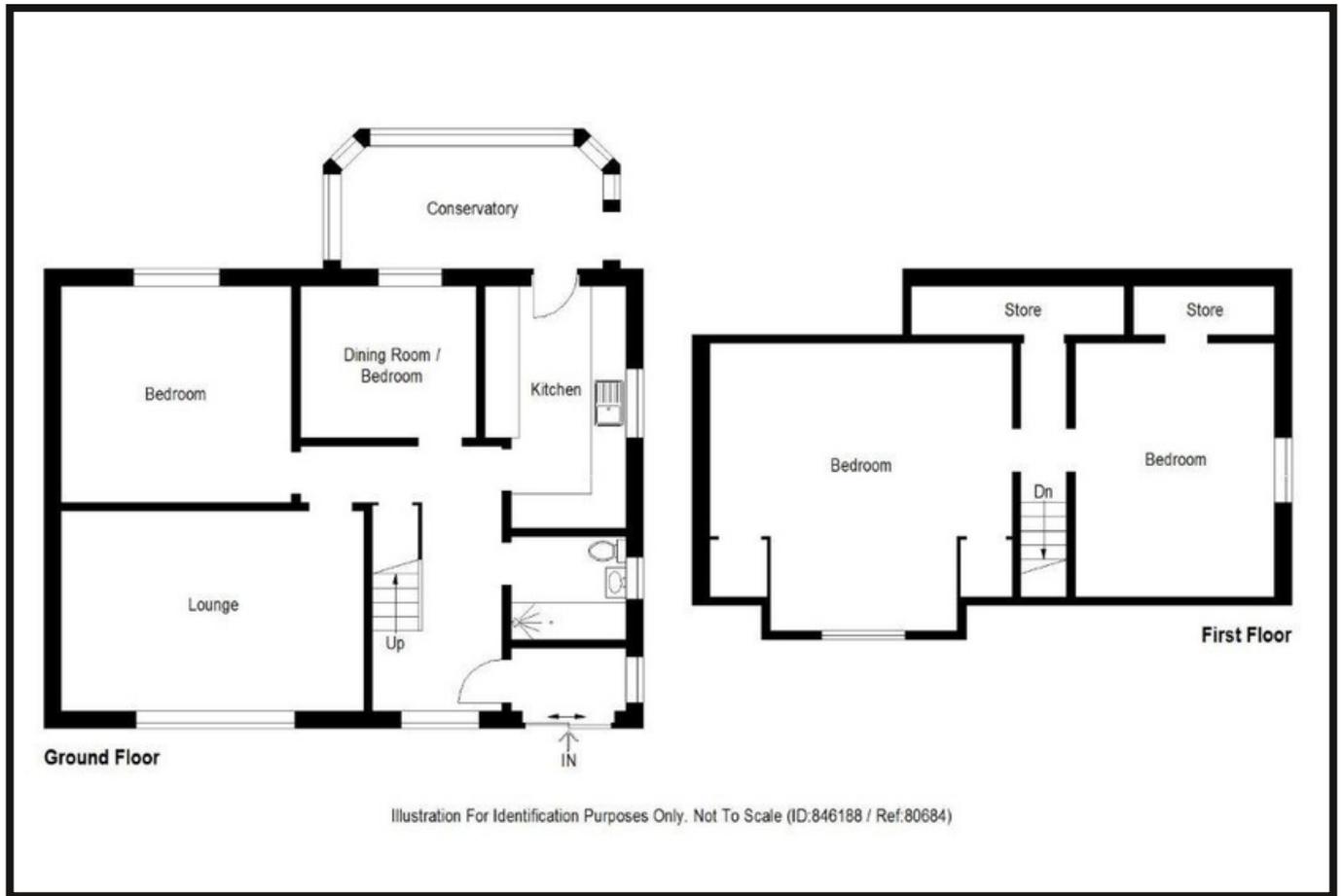
Approx. 10' 5 x 12' 3. Side facing double bedroom with ample room for furnishings and a radiator. There is a cupboard housing the hot water tank, with light.

**GARAGE:**

Approx. 9' x 15' 9. With up and over garage door, power points and light, rear facing window and side door.



# 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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