



**43 MILLAR STREET, CARNOUSTIE, DD7 7AT**

**LINKED VILLA**



**Key Features**

- Set within a popular, central location of Carnoustie.
- A lovely, bright family home of generous proportions • Gas central heating & Double glazing. • Off street parking leading to garage.
- Enclosed, private, good sized rear garden.



**4 2 2**

**OFFERS OVER  
£250,000**

# Property Description

This deceptively spacious LINKED VILLA provides family accommodation on two levels. Set within a popular, central location, Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary & secondary schools, as well as the internationally famous Championship Golf Course. The property offers bright rooms and has the superb advantage of a mono blocked driveway, where several cars could park off street, and a single garage is a further added benefit. Decorated in neutral tones with gas central heating and double glazing, there is an incredibly spacious sunny lounge, with dining room off which is then open to the kitchen. Outside there is a lovely enclosed garden to the rear which has been laid out neatly with lawn and borders of flowers and shrubs. There is a side gate which provides access. This property has to be seen to fully appreciate the space and quality which is on offer.

## ACCOMMODATION:

Hallway, W/C, Lounge, Dining Room, Kitchen, 4 Bedrooms, Family Bathroom.

## PORCH/HALLWAY:

Enter into the useful porch, Approx. 5'11" x 4'10", via a double glazed door. A further door gives access to the large hallway which has a good sized under stair storage cupboard. Corniced ceiling.

## W/C:

Approx. 7'9" x 5'2". A good sized room fitted with a 2 piece suite. Ample vanity units and plumbed for an automatic washing machine. Window. Corniced ceiling.

## LOUNGE:

Approx. 22'7" x 13'9". A beautiful, naturally bright room with 2 large windows overlooking the rear garden and french doors lead out. Very spacious and has an electric fire and corniced ceiling. Sliding glazed doors lead through to the dining room.

## DINING ROOM:

Approx. 12'10" x 10'10". Another great sized room with high level window. Ample space for table and chairs. Open to the kitchen. Corniced ceiling.

## KITCHEN:

Approx. 10'x 7'1". Open from the dining room, this room benefits from a breakfast bar and there is space for under counter fridge and freezer. Electric cooker and dark green sink and drainer. Fitted with base and wall mounted units in a pine finish with ample work surfaces. Window overlooks the front of the property.



**GALLERY LANDING:**

A spacious upper hallway with large storage cupboard, Approx. 8'6" x 2'1". High level windows allowing plenty natural light to flood in. Access to the loft.

**BEDROOM 1:**

Approx. 10'5" x 9'2" (plus the wardrobes). A delightful bedroom which has high level windows overlooking the side. Built in wardrobes. Corniced ceiling.

**BEDROOM 2:**

Approx. 10'4" (widest) x 10'3". Another spacious bedroom with a suite of wardrobes. Window. Corniced ceiling.

**MASTER BEDROOM:**

Approx. 10' 3" x 12'2". A delightful, bright and neutrally decorated, well proportioned rear facing bedroom with corniced ceilings.

**BEDROOM 4:**

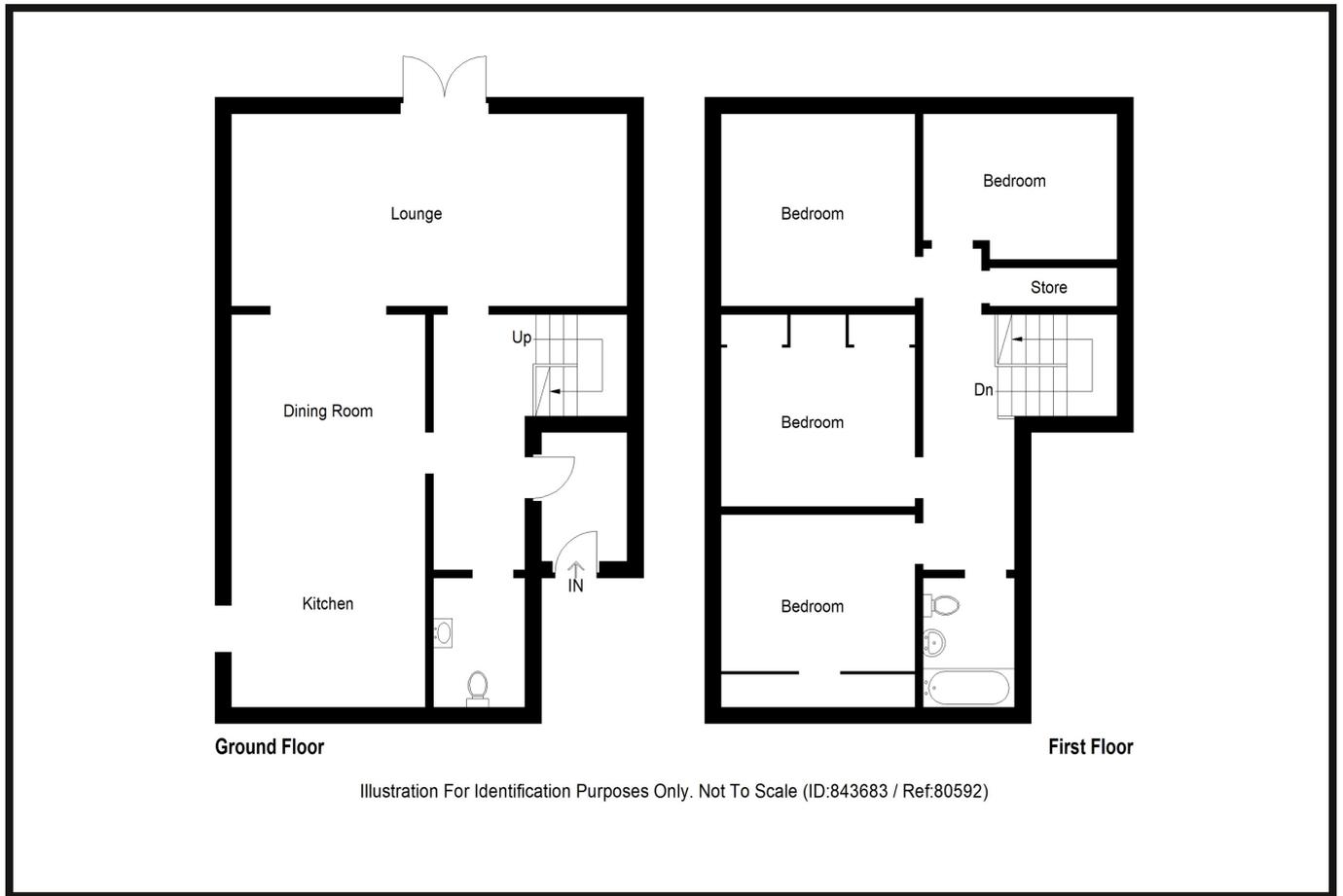
Approx. 12'1" x 9'9". Rear facing double bedroom, currently set up as an office. Wall of built in storage units. Corniced ceiling.

**FAMILY BATHROOM:**

Approx. 9' x 8'9" A generous family bathroom fitted with 3 piece coloured suite. Shower over the bath with folding glass screen. Window.



# 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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