



31 LOCHTY STREET, CARNOUSTIE, DD7 6EE

SEMI DETACHED VILLA



### Key Features

- Quiet, popular residential area of Carnoustie.
- A traditional style family home of generous proportions
- Gas central heating & Double glazing.
- Enclosed, secluded, mature rear garden.
- Off street parking for two vehicles.



OFFERS OVER  
**£260,000**

# Property Description

This charming substantial stone built SEMI DETACHED VILLA provides excellent deceptively spacious family accommodation, situated within a much sought after area, within 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. The subjects have been maintained and decorated by the existing owners to an exceptionally high standard, with many additional attractive characteristic features still retained notably the intricate plasterwork detail on cornicing and ceilings. The property benefits from a modern well appointed Kitchen, a beautiful Bathroom & Cloakroom, Gas Central Heating, Double Glazed Windows & Exterior Doors. To the front is a small easily maintained garden in paving stones with off street parking for two vehicles. A link gate leads through to a wonderful fully enclosed and very private mature well stocked rear garden laid out attractively in lawn, a lovely assortment of trees, bushes, shrubs and flowers with a summer house and lovely paved patio area. A shed is to be included in the sale. External lighting. Outside tap connection. Viewing this home is absolutely essential to fully appreciate the space and quality which is on offer.

## ACCOMMODATION:

Ground Floor: Vestibule, Reception Hallway, Cloakroom, Lounge, Family/Dining Room, Kitchen. Mezzanine Level: Bedroom 1, Family Bathroom. Upper Floor: 3 Further Bedrooms & En Suite W.C./Cloaks.

## RECEPTION HALLWAY:

A double glazed door gives access into the extremely attractive spacious Reception Hallway. Beautiful ornate corniced ceiling. Downlights. Parquet flooring. Attractive stairway with balustrade leading to the upper floor accommodation.

## LOUNGE:

Approx. 15'11" x 15' 11". This is a most appealing, magnificent sized, bright and airy room which has been decorated to a high standard. A substantial bay window overlooks the front of the property. Ornate corniced ceiling and centre rose. Attractive fireplace with marble hearth and coal effect gas fire. Recessed alcove with mirror and cupboard underneath.

## CLOAKROOM:

Approx. 5' 6" x 3' 9". Nicely presented with white w.c. & wash hand basin. Vanity unit. Contrasting wall tiles. Downlights. Wall mounted chrome coloured towel radiator. Tiled Floor.

## KITCHEN:

Approx. 19'9 x 14'5. A feature of this home is the splendid well-appointed kitchen which has recently been fitted with modern base and wall units with coordinating work surfaces incorporating a 1 1/2 composite grey sink with mixer tap. There is an integrated washing machine, a range style electric double oven and grill with 5 hot plate hob and extractor hood above, tiled flooring and a radiator.

## FAMILY/DINING ROOM:

Approx. 15' 1" x 12' 5". A particularly charming room which has tasteful decoration. A window has an outlook towards the rear. Corniced ceiling. Recessed alcove with cupboard underneath. Attractive feature fireplace with living flame gas fire. Ample space for table & chairs. Wood effect flooring. A door leads into the Kitchen.



**UPPER HALLWAY:**

A spacious upper hallway with spotlights to the ceiling, a radiator and access into a large floored loft.

**BEDROOM 1:**

Approx. 15'7" x 12'4". This is an impressive, excellently sized bright and airy double bedroom which has a large bay window and outstanding open aspect views over the front. Corniced ceiling. Downlighters. Built in wardrobe with Oak Doors. Additional wardrobe with top store above.

**EN SUITE W/C:**

Approx. WC and vanity wash hand basin and a large mirror with lights, window, laminate flooring and a radiator.

**BEDROOM 2:**

Approx. 9' 3" x 8' 6". A well presented spacious double which enjoys an outlook over the rear garden. Built in wardrobe with storage facilities above.

**BEDROOM 3:**

Approx. 12' 3" x 10' 7". An extremely attractive generously proportioned double bedroom which has a bay window with an outlook over the rear garden. Built in wardrobe.

**BEDROOM 4:**

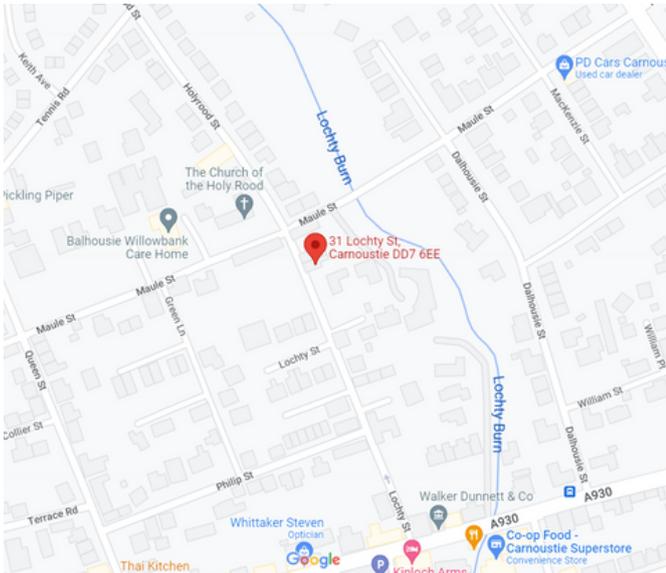
Approx. 12'4 x 5'8. Very attractive, well proportioned single bedroom which could be utilised to provide a variety of purposes. With a pleasing outlook towards the front. Corniced ceiling. Built in wardrobe. Laminate Flooring.

**FAMILY BATHROOM:**

Approx. 8' 1" x 5' 9". Stunning family bathroom with three piece white suite. Separate tiled shower enclosure with glass doors. Window. Matching tiling complements the suite. Downlights. Radiator. Extractor. Tiled Floor.



# 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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