



39 WARDS AVENUE, CARNOUSTIE, DD7 7QX

TERRACED VILLA



Key Features

- Spacious terraced villa • Within a popular residential area of Carnoustie.
- Storage Heating and Double Glazing. • Enclosed gardens front & rear.



OFFERS OVER
£120,000

Property Description

This spacious TERRACED VILLA offers a great deal of potential and is located within a very popular residential area of Carnoustie close to all local amenities and services including a busy shopping centre, Primary and Secondary Schools, railway station and the internationally famous Championship Golf Course. Requiring a degree of upgrading this generous size property has a very spacious lounge with ample room for dining, kitchen, bathroom and two spacious bedrooms. There is the benefit of storage heating and double glazing. Outside there are enclosed gardens to the front and rear and there are ample parking areas nearby.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Bathroom.

ENTRANCE HALLWAY:

Entry is into the hallway with a stairway leading to the upper floor with an under stairs storage cupboard, storage heater and a walk-in shelved cupboard, with light, housing the electric fuse box and meter.

LOUNGE:

Approx. 10'5 x 22'6. A bright spacious front and rear lounge with ample room for a dining area if required. There are TV and telephone points and a storage heater.

KITCHEN:

Approx. 11'6 x 9'3. The kitchen has base and wall units with work surfaces incorporating a coloured sink with mixer tap. There is an electric oven, hob and extractor hood above, plumbed space for an automatic washing machine, space for a fridge freezer. There is a shelved cupboard and rear door giving access into the garden.

BATHROOM:

Approx. 5'5 x 8'5. A front facing bathroom with a 3 piece coloured bathroom suite with tiling to the bath area, and a panel heater.



BEDROOM 1:

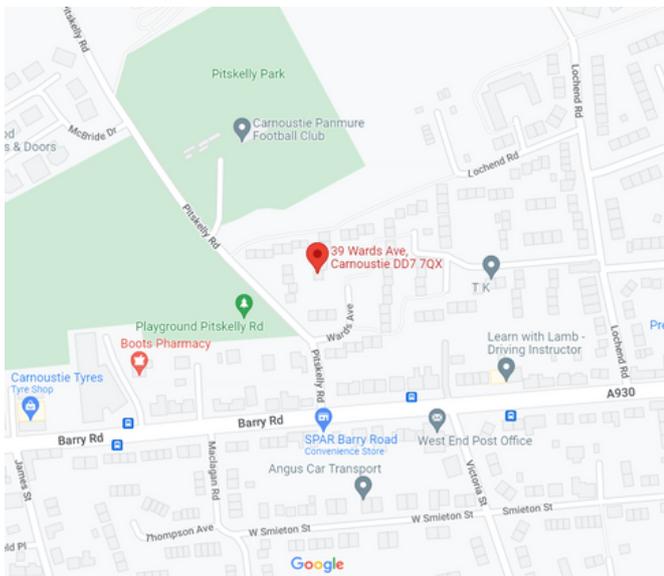
Approx. 10'4 x 13'8. A generous size bedroom with two double shelved and hanging wardrobes with access from one into the eaves for additional storage.

BEDROOM 2:

Approx. 8'5 x 16'2. A bright spacious bedroom with a shelved cupboard housing the hot water tap, and a cupboard giving access into the eaves for additional storage, a panel heater.



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.

Connelly & Yeoman
Solicitors Estate Agents

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