

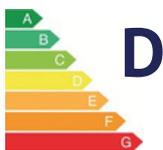


1 SIMPSON PLACE, CARNOUSTIE, DD7 7PJ

DETACHED VILLA



- Set within very central location close to all amenities and services.
- A bright sunny family home of generous proportions.
- With access from Simpson Place and Terrace Road. • Gas central heating & Double glazing.
- Well presented garden grounds with a delightful summerhouse and decked area.
- Detached double garage with electric doors and parking for 2 cars.



**OFFERS AROUND
£265,000**

Property Description

This bright spacious DETACHED VILLA must be viewed to appreciate the size and style of accommodation on offer. Set within an ideal central location, close to all local amenities and services including local shops, cafes and restaurants as well as Primary and Secondary schools. Decorated in modern neutral tones with gas central heating and double glazing this delightful family home offers generous size accommodation, ample storage and access from both Simpson Place and Terrace Road. Outside there is a detached double garage with off street parking for two cars, and a neatly laid out front garden. To the side and rear is an enclosed lawned garden, a delightful sunroom, and raised deck. Here there is access to an outside store/utility with plumbed space for an automatic washing machine and ample room for storage. 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.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Dining Area, Kitchen, Family room, Sunroom, 3 Bedrooms, Family Bathroom & Shower Room.

VESTIBULE:

Entry is into the vestibule with access from here into the welcoming hallway.

HALLWAY:

A bright spacious welcoming hallway with stairway leading to the upper floor, and a radiator.

FAMILY ROOM/4th BEDROOM:

Approx. 10'2 x 12'2. A generous size family room/4th bedroom with a double shelved storage cupboard, radiator and access into the sunroom.

SUNROOM:

Approx. 10'9 x 6'5. A delightful sunroom which overlooks and gives access into the front garden.

BEDROOM 1:

Approx. 9'8 x 14'9. A delightful well proportioned bedroom which overlooks the front of the property. There is a triple shelved and hanging wardrobe with sliding mirror doors and a radiator.

BEDROOM 2:

Approx. 10'3 x 11'9. A bright spacious bedroom with a front facing window, triple shelved and hanging wardrobe and a radiator.

BEDROOM 3:

Approx. 9'3 x 6'5. Rear facing bedroom with a hanging wardrobe, and a radiator.

FAMILY BATHROOM:

Approx. 6'5 x 8'6. A recently upgraded bathroom beautifully presented with a wc, vanity unit incorporating the wash hand basin, a freestanding roll top bath with wall mounted tap, and a separate corner shower cubicle housing a power shower. There is modern wet wall, a fide facing window and a modern heated towel rail.



UPPER HALLWAY:

A spacious upper hallway with access from here into the garden and onto Terrace Road. Here there are two storage cupboards and a radiator.

LOUNGE:

Approx. 13'7 x 17'6. A delightful sunny front facing lounge with a large picture window offering an impressive open outlook over the surrounding area towards the beach and renowned Carnoustie golf course. There is a feature stone fireplace incorporating an electric fire, TV point and a radiator.

DINING AREA:

Approx. 10' x 12'. Open into the lounge is this spacious dining area with front facing window, access into the kitchen and hallway, and a radiator.

KITCHEN:

Approx. 10'10 x 12'10. A feature of this home is the splendid well-appointed kitchen which has been fitted with modern base and wall units with coordinating work surfaces incorporating a ceramic sink with mixer tap. There is an integrated dishwasher, an electric oven, gas hob with stainless steel extractor hood above, a cupboard housing the gas central heating boiler, and space for a fridge freezer. There is an impressive view over the surrounding rooftops and over to the golf course.

SHOWER ROOM:

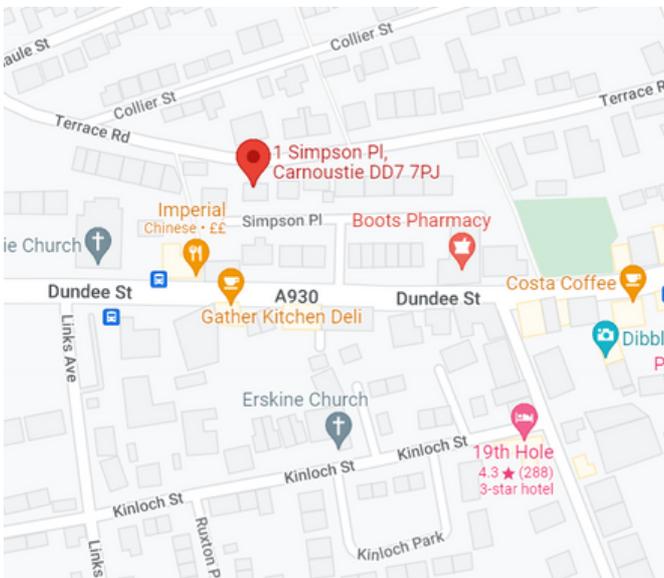
Approx. 6'6 x 8'6. A conveniently located shower room with wc, a vanity unit to the wash hand basin, and a double shower cubicle housing an electric shower. There is a side facing window, and a modern towel rail.

GARAGE AND OUTSIDE STORE/UTILITY:

A generous size double garage is located to the front of the property with off street parking for 2 cars. There garage has two electric doors, power and light. To the rear a store/utility room has plumbed space for an automatic washing machine, space for a tumble drier and further storage room.



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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