



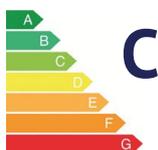
128 LINEFIELD ROAD, CARNOUSTIE, DD7 6DT

DETACHED VILLA



Key Features

- Set within a very desirable, quiet cul-de-sac location
- A family home of generous proportions • Gas central heating & Double glazing.
- Enclosed, private rear garden. • Large driveway leading to garage.



OFFERS OVER
£275,000

Property Description

This is a highly impressive DETACHED VILLA which has been thoughtfully extended to create stunning, generously proportioned, adaptable family accommodation on two levels. The house is set in an enviable position of a quiet cul de sac, within an established residential area in the pleasant town of Carnoustie, served by various amenities, including a busy Town Centre, Primary & Secondary Schools, Seaside and the internationally famous Championship Golf Links, boasting three golf courses, with many more within a short distance of the town. The property has been maintained and decorated by the existing owners to an exceptionally high standard, with many additional attractive features, including a superb well appointed Kitchen, Modern Bathroom & Shower Room.

The property benefits from Gas Central Heating, Double Glazed Windows and Exterior Doors. To the front is a lovely easily maintained garden laid out in lawn, borders of assorted shrubs and bushes with a pathway to the main door. A long driveway, with parking for several vehicles, leads to the garage. To the rear is a delightful enclosed and very private garden laid out in lawn, shrubs and bushes with a paved sun terrace. Viewing this home internally is absolutely essential to fully appreciate.

ACCOMMODATION:

Ground Floor: Vestibule, Reception Hallway, Lounge, Family Room/5th Bedroom, Dining Room, Kitchen, Bedroom, Bathroom.
Upper Floor: 3 Further Bedrooms & Shower Room.

VESTIBULE & HALLWAY: Enter through an attractive white U.P.V.C. double glazed front entrance door. Meter cupboard.

A hardwood and split pane glazed panelled door gives access into the spacious welcoming Reception Hallway. Under stair cupboard. A stairway leads to the upper floor accommodation

LOUNGE:

Approx. 15' x 11' 10". A door leads from the hall into this most impressive bright and airy room which has tasteful decoration. A large picture window has an open outlook over the front garden. Corniced ceiling.

DINING ROOM:

Approx. 14' 10" x 8' 6". A delightful and well presented Dining Room which has neutral decoration. A window has an outlook towards the side of the property Ample space for dining table & chairs.

KITCHEN:

Approx. 13' 9" x 11' 10". A feature of this home is the superb well appointed Kitchen which has been fitted with both floor and wall mounted units in a Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Grey sparkled effect finish. Stainless steel sinktop with mixer tap. Incorporating Ceramic Hob & Electric Oven. Extractor & splashback. Plumbed for Automatic Washing Machine & Dishwasher. A coordinating unit houses the combi boiler. Space for tumble dryer. A window overlooks the rear garden. Panelled ceiling with downlighters. Double glazed door leading out.

FAMILY BATHROOM:

Approx. 8' 9" x 7' 6". A stunning family bathroom with three piece white suite comprising w.c., vanity unit in a white high gloss finish, white top, chrome coloured accessories, incorporating an oblong shaped wash hand basin and bath. Beautiful matching tiling complements the suite. Shower Unit over the bath with screen. Bathroom accessories. Panelled ceiling. Downlights. Wall mounted chrome towel radiator. Window. Tiled floor.

FAMILY ROOM/5TH BEDROOM:

Approx. 12' 2" x 11' 10". Another bright, useful room which could be utilised to provide a variety of purposes. A window has an outlook towards the rear garden.



BEDROOM 1:

Approx. 9' 8" x 9' 1". This is a very pleasant well proportioned double bedroom which has a window overlooking the front of the property. Double fitted wardrobe with sliding mirror fronted doors.

UPPER HALLWAY:

On the stairway, there is a large roof light which allows loads of natural light to flow in. Spacious landing with all rooms leading off. Storage cupboard.

BEDROOM 2:

Approx. 12' 9" x 9' 1". An impressive double bedroom of generous proportions. A window enjoys an outlook over the rear. Double fitted wardrobe with sliding mirror fronted doors.

BEDROOM 3:

Approx. 10' 2" x 9' 9". This is a most attractive well proportioned double bedroom which has a window overlooking the side of the property.

BEDROOM 4:

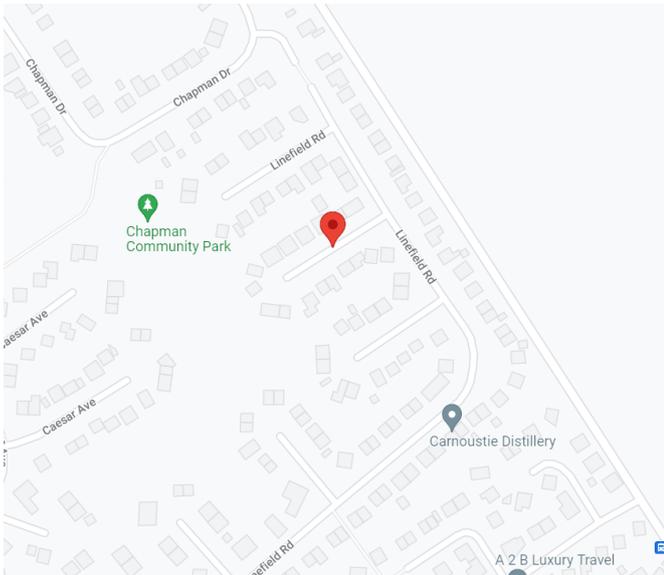
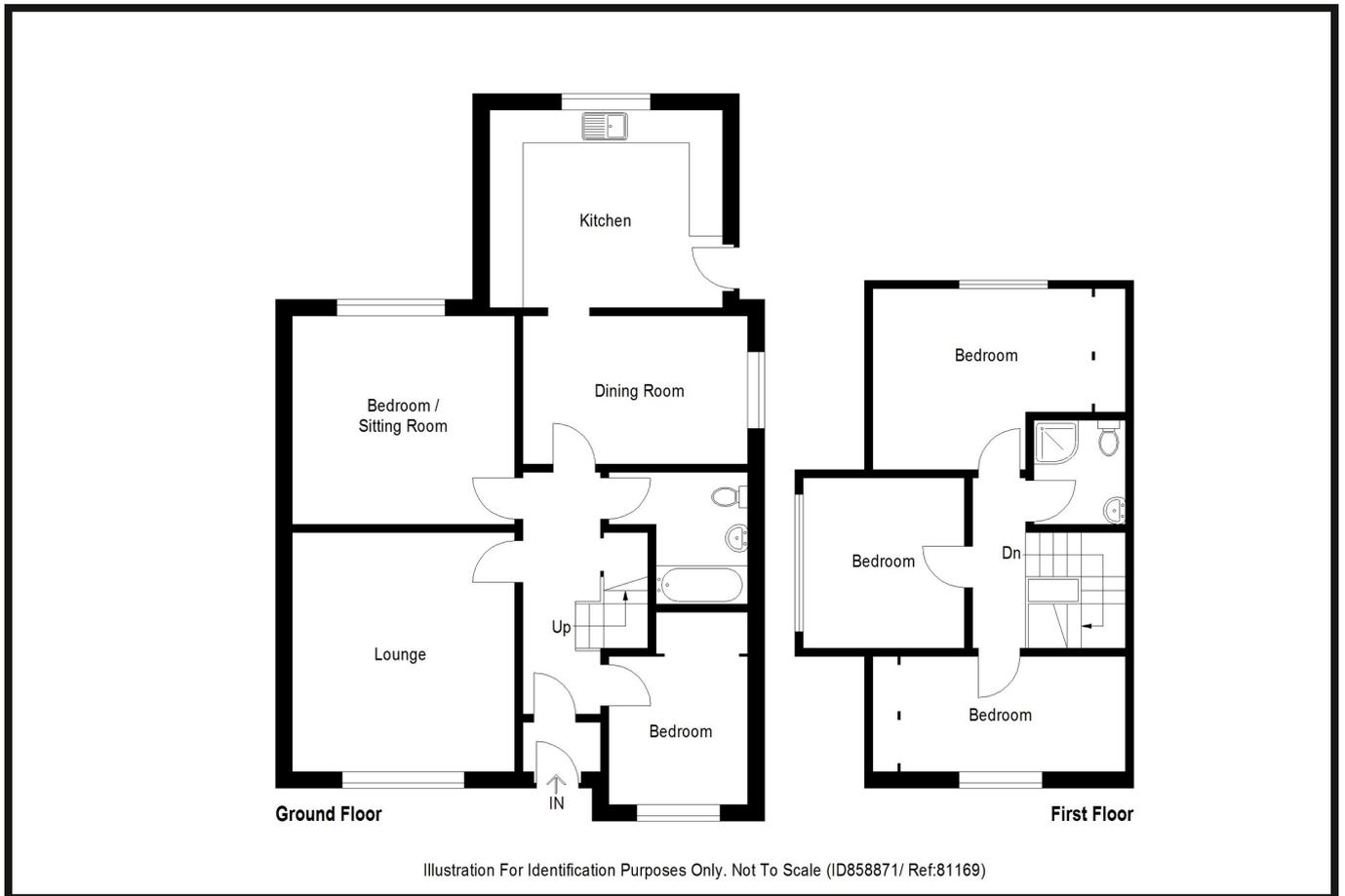
Approx. 12' 10" x 9'. A well presented excellent sized double bedroom which has a pleasing outlook over the front of the property. Triple fitted wardrobe with sliding mirror fronted doors.

SHOWER ROOM:

Approx. 5' 11" x 4' 7". A great addition to the upstairs accommodation is this Shower Room fitted with w.c., small wash hand basin with wet wall covering. Separate curved shower enclosure with wet wall covering. Roof window.



Property Professionals



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