



**37 TAYMOUTH STREET,
CARNOUSTIE, DD7 7JJ**

END TERRACED VILLA



- Quiet, popular residential area of Carnoustie.
- A traditional style family home of generous proportions • Gas central heating & double glazing.
- Enclosed mature rear garden with large entertainment deck, lawn and shed.
- Detached garage, workshop and inspection pit, and ample parking accessed from Charles Street.



OFFERS OVER
£270,000

Property Description

This charming substantial stone built END TERRACED VILLA provides excellent, deceptively spacious, family accommodation and is situated within a much sought after area, and boasts views over the famous Championship Golf Course. Offering an ideal family home, this delightful property has the advantage of a large detached garage and ample parking off Charles Street. 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 and is 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 a high standard, with many additional attractive characteristic features still retained, notably deep skirtings, cornicing and ceiling rose.

The property benefits from a modern well appointed kitchen with island, a sunny conservatory, delightful lounge and family/dining room as well as 4 double bedrooms, family bathroom and wc. There is a garden area to the front and to the rear a large sunny garden with entertainment deck, lawn, drying area, greenhouse and access to the detached garage and parking.

ACCOMMODATION:

Ground Floor: Vestibule, Reception Hallway, Lounge, Family/Dining Room, Kitchen. Conservatory, Bathroom & wc, 4 Double Bedrooms.

VESTIBULE:

Entry is into a vestibule with original parquet floor and glass panel door leads into the reception hallway.

RECEPTION HALLWAY:

Entry is into a welcoming hallway with the stairway leading to the upper floor, with a large under stair storage cupboard with light, laminate flooring and radiator.

LOUNGE:

Approx. 14'2 x 14'7. This is a most appealing front facing lounge with a feature fireplace with tiled inlay and hearth incorporating an open fire, a shelved alcove, original deep skirtings, cornicing and ceiling rose. TV point and radiator.

BATHROOM:

Approx. 8'8 x 5'6. Rear facing tiled bathroom with a P-shaped bath with an over the bath shower, wc and wash hand basin, bathroom fittings and spotlights to the ceiling, and a heated towel rail.

WC:

Approx. 3'9 x 8'9. Nicely presented tiled wc with white wc and wash hand basin, rear facing window, bathroom fittings and spotlights to the ceiling.

FAMILY/DINING ROOM:

Approx. 11'4 x 13'2. A particularly charming room which has tasteful decoration with side facing window, wood effect laminate flooring, and a radiator.

KITCHEN:

Approx. 11'3 x 17'8. A feature of this home is the splendid well-appointed kitchen which has recently been fitted with modern base, wall and an island unit with under unit lighting, and coordinating work surfaces incorporating sink. There is a Range style cooker with double electric oven, 5 burner gas hob with splash back and extractor hood above, plumbed space for a dishwasher, and ample room for additional appliances. There is a utility cupboard with plumbed space for a washing machine, and space for further appliances.

CONSERVATORY:

Approx. 9'9 x 12'7. Accessed by double glass panel doors into this delightful conservatory with access out onto a large raised deck. Laminate flooring.



UPPER HALLWAY:

A split level landing gives access to bedroom 3 and continues up to the upper hallway with a large storage cupboard, with access from here into the loft space, and a radiator.

BEDROOM 3:

Approx. 7'4 x 12'6. A rear facing double bedroom with a shelved and hanging wardrobe, laminate flooring, access into a loft space, and a radiator.

BEDROOM 1:

Approx. 11'6 x 15'7. This is an impressive, excellent sized bright and airy double bedroom which has a large bay window offering outstanding open views towards the Championship golf course, 'The Burn' and 'Budden.' as well as out to sea. Wall light and radiator.

BEDROOM 2:

Approx. 11'6 x 14'7. A well presented spacious double which enjoys an outlook over the rear garden from a bay window. Radiator.

BEDROOM 4:

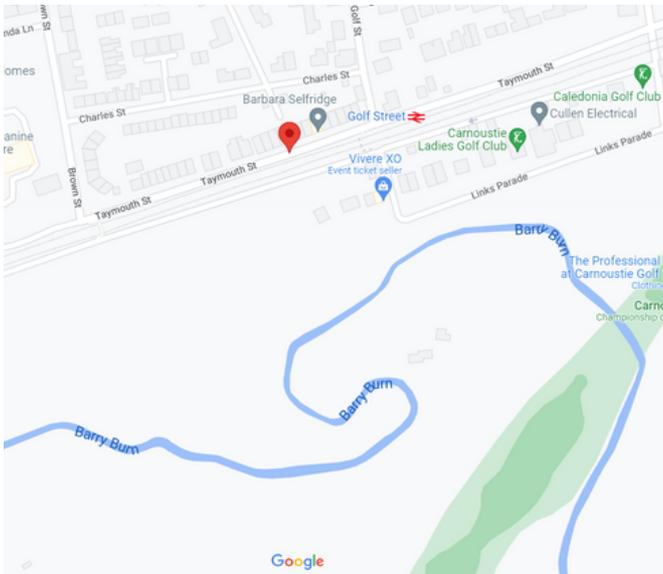
Approx. 7'5 x 9'8. Front facing bedroom with views of the Burn, championship and Budden Shelved and hanging wardrobe, laminate flooring and a radiator.

GARAGE WITH WORKSHOP:

Approx. 18'5 x 20' A Spacious detached garage with power, light, ample room for a workshop area and an inspection pit.



Property Professionals



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