



43 DALHOUSIE COURT, CARNOUSTIE, DD7 7JD

GROUND FLOOR FLAT



Key Features

- Spacious ground floor flat. • Within a popular and prestigious development.
- Electric Wet Central Heating and Double Glazing. • All furnishings included.
- Private store cupboard and parking space.



OFFERS OVER
£145,000

Property Description

We are delighted to bring to the market this well appointed GROUND FLOOR APARTMENT which is set within this extremely popular and prestigious development and provides exceptional accommodation all on one floor. The property is accessed via a security entry system which leads to a factored, well kept, communal hallway. The contemporary accommodation comprises of a reception hall with useful storage cupboards, open plan lounge/dining/kitchen with access onto a well positioned balcony which takes full advantage of the views to Links Parade and North Sea. The kitchen is fully equipped with integrated appliances, and there are two double bedrooms, both with fitted wardrobes, and a modern bathroom with three piece bathroom suite. The property is in good decorative order, and benefits from double glazing, electric wet central heating system and will be sold with all furnishings included. In addition there is a useful private golf club locker within the stairwell. Externally there are shared grounds which incorporate an allocated parking space.

ACCOMMODATION:

Hallway, Open plan lounge/dining/kitchen, 2 Bedrooms and a bathroom.

ENTRANCE HALLWAY:

Entry is into the hallway with wood effect laminate flooring, 3 storage cupboards, one with plumbed space for an automatic washing machine, and one housing the electric wet heating system, and there is a radiator.

OPEN PLAN LOUNGE/DINING/KITCHEN:

Approx. 18' x 15'10. A bright spacious open plan lounge/dining/kitchen with ample room for furnishings. There is access onto a balcony which offers an open view to Links Parade and the sea beyond. The kitchen area is fitted with modern base and wall units with under unit lighting, and coordinating work tops incorporating a stainless steel sink with mixer tap. There is a stainless steel electric oven, hob and extractor hood above, an integrated fridge, freezer and dishwasher.



BEDROOM 1:

Approx. 8'8 x 12'4. A generous size double bedroom with a double shelved and hanging wardrobe, laminate flooring and a radiator.

BEDROOM 2:

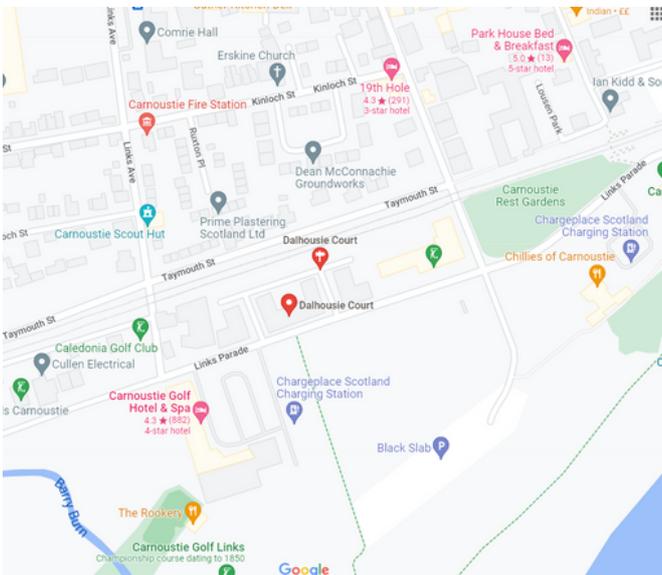
Approx. 8'8 x 12'4. A second double bedroom with a double shelved and hanging wardrobe, laminate flooring and a radiator.

BATHROOM:

Approx. 7'3 x 6'4. There is a 3 piece white bathroom suite with an over the bath shower, Expelair, spotlights, tiled floor and a radiator.



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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