



8 ELIZABETH CRESCENT, CARNOUSTIE, DD7 6HP

SEMI DETACHED VILLA



Key Features

- Spacious semi detached villa • Within a very popular residential area.
- Recently upgraded kitchen and bathroom. • Gas Central Heating and Double Glazing.
- Front garden with driveway leading to a detached garage. • Enclosed rear garden.



OFFERS OVER
£155,000

Property Description

Within a very popular residential area of Carnoustie this bright, spacious SEMI DETACHED VILLA is ideally situated close to all amenities, and services including shops, schools, the railway station and A92 dual carriageway, which gives easy access to many nearby Angus towns and villages as well as into Dundee. The property has been well maintained and enjoys the benefit of a recently upgraded modern kitchen and family bathroom and has gas central heating and double glazing with a large floored loft with power and light. Outside is a neatly laid out front garden with a large driveway, providing parking for several cars, leading to a detached garage, with power and light. To the rear is an enclosed garden with large lawn, patio seating area, with water tap, and a playhouse.

ACCOMMODATION:

Hallway, Lounge, Kitchen, 3 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Entry is via a double glazed door into a spacious hallway with a side facing window, staircase leading to the upper floor with an under stairs storage cupboard, a cupboard housing the electricity meter and fuse box, laminate flooring and a radiator.

LOUNGE:

Approx. 13'8 x 13'8. Entry is via a 15 pane glass panel door into this generous size lounge with large window overlooking the garden, a feature fireplace with marble inlay and hearth, wooden surround incorporating a gas fire, TV and telephone points and a radiator.

KITCHEN:

Approx. 10'4 x 10'4. Recently upgraded modern kitchen fitted with base and wall units with coloured splash back and under unit lighting, with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric double oven, hob and stainless steel extractor hood above, an integrated fridge freezer, plumbed space for an automatic washing machine and dishwasher. There is ample room for a dining table and chairs, a shelved cupboard housing the hot water tank, spotlights to the ceiling, telephone point and radiator. A rear door gives access into the garden.

BATHROOM:

Approx. 6'6 x 6'6. An impressive, recently upgraded modern bathroom with P-shaped bath with over the bath electric shower, vanity unit incorporating the wash hand basin, and a wc. The bathroom is finished with modern wet-wall with bathroom fittings, Parador ceiling with spotlights, Expelair, and a heated towel rail.



UPPER HALLWAY:

Stairway with side facing window leads to the upper hallway with a storage cupboard, access via a Ramsay ladder into a floored loft with power and light, and a radiator.

BEDROOM 1:

Approx. 12'2 x 11'2. Rear facing double bedroom with shelved and hanging wardrobes with sliding mirror doors, telephone point and a radiator.

BEDROOM 2:

Approx. 10'9 x 10'5. Bright spacious double bedroom with a front facing window, ample room for furnishings and a radiator.

BEDROOM 3:

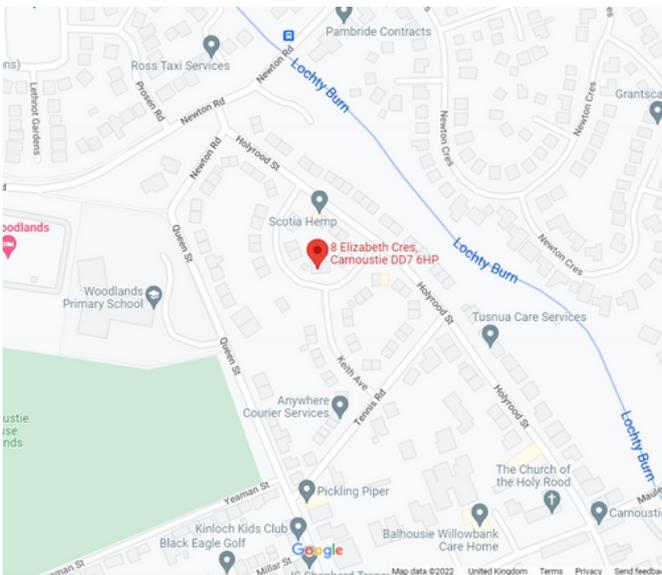
Approx. 9'2 x 13'3. Another generous double bedroom with a front facing window, ample room for furnishings and a radiator.

GARAGE:

Approx. 14' x 20'6. A generous size detached garage with up and over door, side facing window, rear door, power points and light.



Property Professionals



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