



18 PANMURE STREET, CARNOUSTIE, DD7 7ND

TERRACED COTTAGE



Key Features

- Spacious terraced cottage • With an ideal location close to many local amenities.
- Gas Central Heating and Double Glazing. • Sunny south facing garden with delightful seating area. • Enclosed additional garden with wooden shed.



OFFERS OVER
£120,000

Property Description

This TERRACED COTTAGE is ideally situated within a prime residential area within the thriving popular town of Carnoustie and is ideally placed for all amenities, including local and national shops, hotels and restaurants as well as the renowned Championship Golf Course, boasting three golf courses, with many more within a short distance of the town. Presented in good decorative order this delightful cottage has gas central heating and double glazing with all carpets and flooring included in the sale. There is a spacious lounge, kitchen, a recently upgraded shower room and 2 bedrooms. Outside to the rear is an enclosed south facing garden with a patio seating area, with canopy above, security lighting and water tap. Beyond a mutual access path is a second large enclosed garden which is laid to grass, and bordered by established shrubs, with a wooden shed.

ACCOMMODATION:

Hallway, Lounge, Inner Hallway, Kitchen, 2 Bedrooms & Shower Room.

ENTRANCE HALLWAY:

Entry is via a double glazed front entrance door into the welcoming hallway which has cornicing and a radiator.

LOUNGE:

Approx. 10'5 x 16'6. This is generous size lounge with a feature gas fire set on a marble hearth with a marble inlay and wooden fire surround. There is a shallow shelved cupboard housing the gas meter and electricity fuse box. There are TV and telephone points and a radiator.

INNER HALLWAY:

Giving access to the shower room, kitchen, and into the rear garden. There is a walk-in shelved storage cupboard with light housing the gas central heating boiler. A radiator.

KITCHEN:

Approx. 10'9 x 8'2. A well appointed kitchen with window looking towards the rear garden. There are base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, space for a cooker, under counter appliances, and plumbed space for an automatic washing machine.



SHOWER ROOM:

Approx. 5'5 x 6' 6". A lovely well presented tiled, side facing shower room comprising of a two piece white suite with a separate corner shower enclosure housing an electric shower. There are bathroom fittings, tiled flooring and a radiator.

BEDROOM 1:

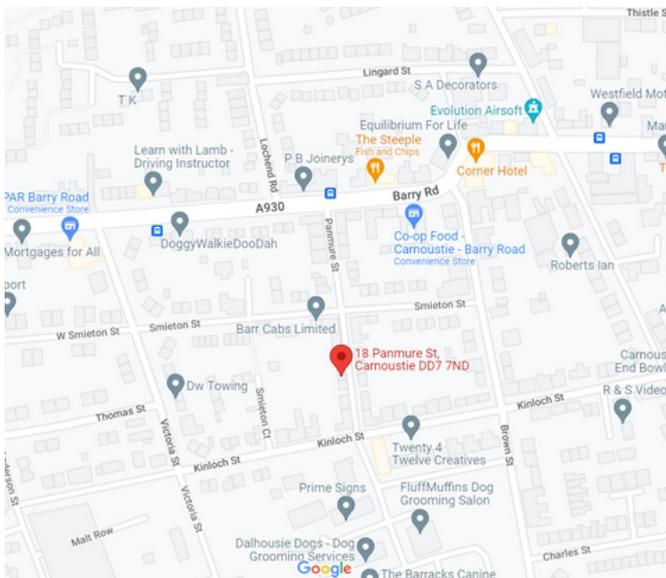
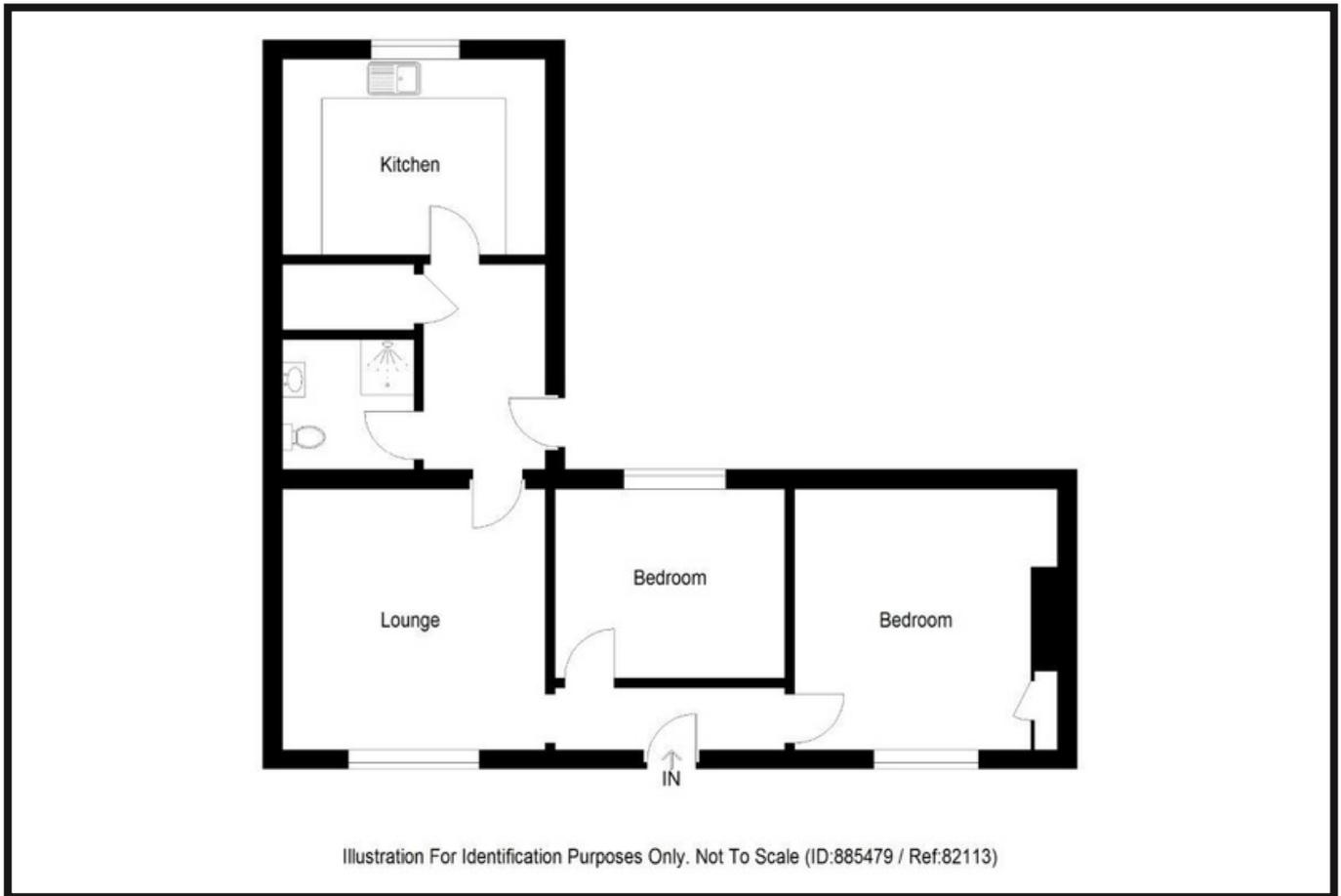
Approx. 10'6 x 16'6. An excellently sized bright and airy bedroom with a front facing window, and a shelved cupboard, and radiator.

BEDROOM 2:

Approx. 8'2 x 12'6. A generous size second bedroom with a rear facing window overlooking the rear garden. There is an access hatch leading into the loft, and a radiator.



Property Professionals



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