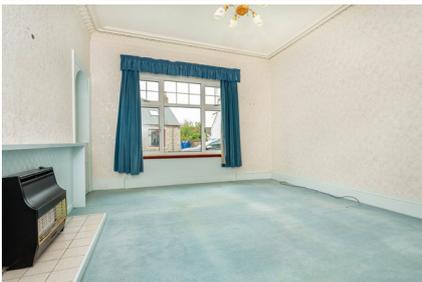




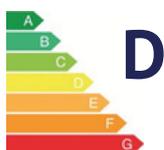
**22 SOUTH KINLOCH STREET, CARNOUSTIE,  
DD7 7HP**

**SEMI DETACHED VILLA**



### Key Features

- Set within a very desirable location
- A traditional style family home of generous proportions • Gas central heating & Double glazing.
- Driveway providing off street parking.
- Enclosed rear garden with patio, lawn and wooden shed.



OFFERS OVER  
**£210,000**

# Property Description

This is a rare opportunity to purchase this spacious SEMI DETACHED VILLA which must be viewed to appreciate the potential on offer. requiring a degree of modernisation, this delightful family home boasts an ideal location, close to all local amenities and services, including local shops, schools and the internationally famous Carnoustie Golf Links. Set over two floors this generous size home has a spacious lounge, dining/family room, kitchen, utility cupboard and conveniently located wc. A split level stairway leads to the upper floor where there is a bathroom and 3 bedrooms. The property benefits from having gas central heating and double glazing. Outside a gated driveway provides off street parking and a side path leads to an enclosed rear garden neatly laid out with a patio area, wooden shed and lawn, bordered by established shrubs.

## ACCOMMODATION:

Vestibule, Hallway, Lounge, Family/Dining Room, Kitchen, WC, 3 Bedrooms and Bathroom.

## VESTIBULE & HALLWAY:

Entry is initially into the vestibule with tiled flooring and a glass panel door leading into the hallway. Here there is a cloaks cupboard, stairway leading to the upper floor and a radiator.

## LOUNGE:

Approx. 13'4 x 16'6. A bright spacious lounge with front facing window, a shelved alcove, ornate cornice, a gas fire set on a tiled hearth and a radiator.

## FAMILY/DINING ROOM:

Approx. 15'5 x 13'1. Rear facing overlooking the rear garden with a shelved alcove with under storage, a gas fire set on a tiled hearth, and a radiator.

## INNER HALLWAY:

Side facing window, shelved storage cupboard and radiator.

## KITCHEN:

Approx. 11' x 9'6. Side facing kitchen fitted with base and wall units with coordinating work surfaces incorporating a sink with mixer tap. There is an electric oven, gas hob and extractor hood above, and a door leading into the rear garden.

## UTILITY CUPBOARD:

Approx. 7'5 x 3'6. A conveniently located utility cupboard with plumbed space for an automatic washing machine, ample storage and the gas central heating boiler.

## WC :

Approx. 2'6 x 3'9. A conveniently located WC with side facing window.



**UPPER HALLWAY:**

A split level stairway with a shelved cupboard with light, a second shelved and hanging storage cupboard with access into the loft, and there is a glass panel offering light from the loft into the stairway.

**FAMILY BATHROOM:**

Approx. 10'7 x 8'6. A generous family bathroom with a coloured bath, with shower over, and wash hand basin with a rear facing window, and radiator.

**WC:**

Approx. 3'2 x 4'9. A side facing wc.

**BEDROOM 1:**

Approx. 12'6 x 16'. An exceptionally spacious front facing bedroom with ample room for furnishing, a glass fronted storage area, cornicing and a radiator.

**BEDROOM 2:**

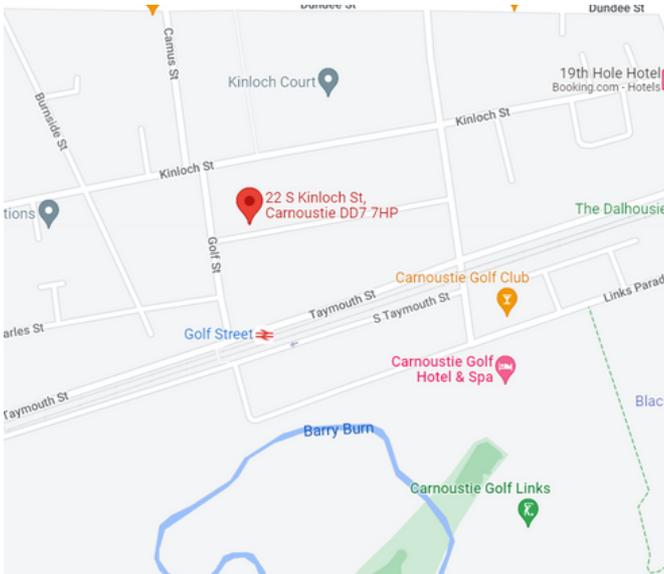
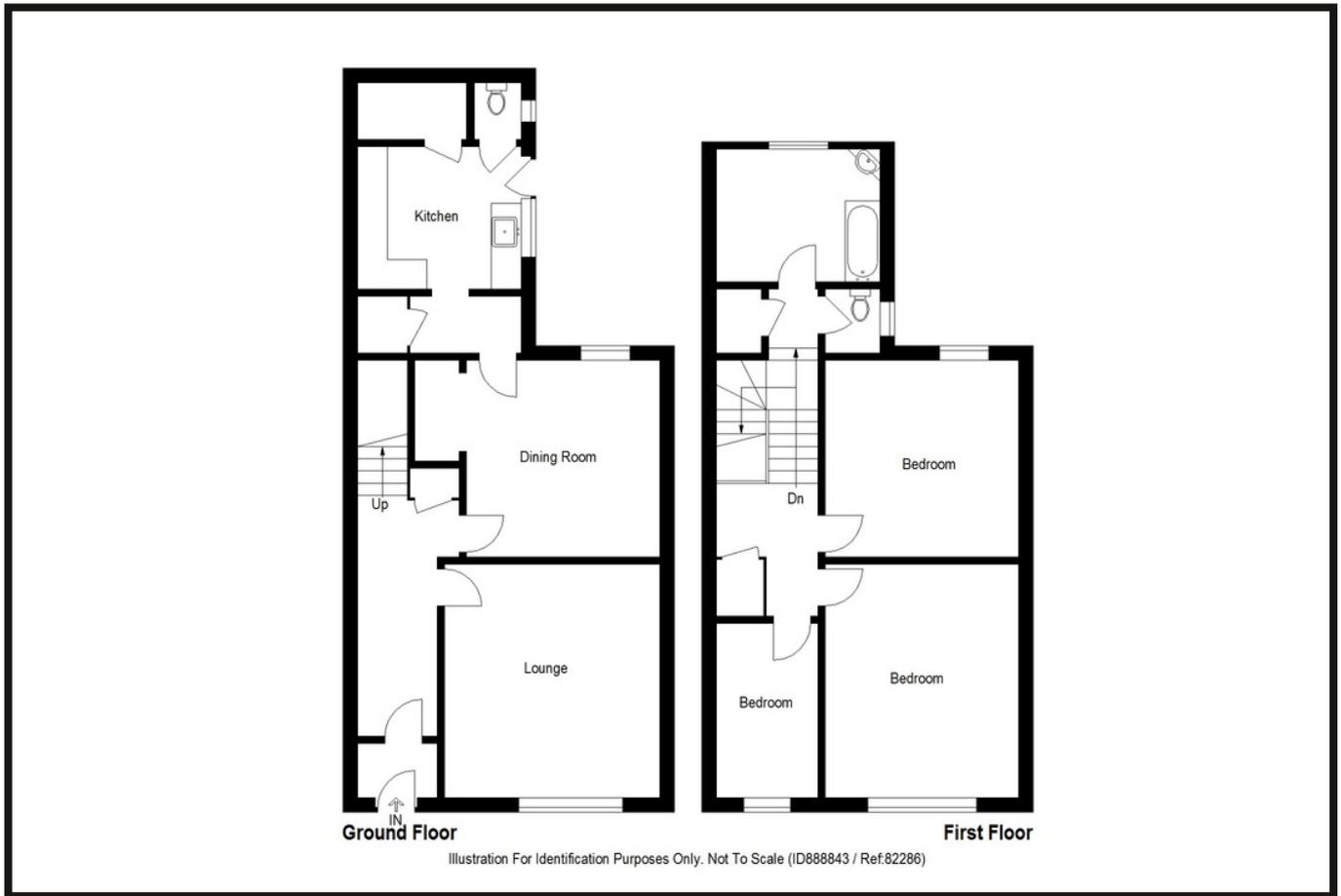
Approx. 12'6 x 13'5. A delightful well proportioned rear facing bedroom which overlooks the rear of the property with shelved alcove and radiator.

**BEDROOM 3:**

Approx. 6'9 x 11'5. Front facing bedroom with 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.

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