



35 IRELAND STREET, CARNOUSTIE, DD7 6AS

DETACHED BUNGALOW



### Key Features

- Detached bungalow located within a quiet central area of Carnoustie.
  - Close to all local amenities and services.
- Gas Central Heating and Double Glazing. • Gardens front & rear and a driveway leading to a single garage.



OFFERS OVER  
**£180,000**

# Property Description

Located in an ideal central location this DETACHED BUNGALOW offers excellent accommodation within easy walking distance of local shops, health services, schools and railway station. The property has the benefit of gas central heating and double glazing with ample storage and comprises of a spacious lounge, kitchen, 3 bedrooms and bathroom. Outside a driveway gives off road parking and leads to a single garage. To the front is a neatly laid out garden with lawn and bordered by established shrubs. To the rear the garden has a lawn, established shrubs, and outside water tap.

## ACCOMMODATION:

Lounge, Kitchen, 3 Bedrooms & Bathroom

## VESTIBULE AND HALLWAY:

Entry is into a vestibule with access from here into the hallway with a shelved cupboard housing the water tap and a cupboard housing the gas central heating boiler, access into the loft and a radiator.

## LOUNGE:

Approx. 12'10 x 16'5. A bright spacious lounge with a large front facing window, ample room for furnishings, TV point and a radiator.

## KITCHEN:

Approx. 10'6 x 10'10. Rear facing and giving access into the rear garden the kitchen is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There are space for appliances, plumbed space for an automatic washing machine, and a radiator.



**BEDROOM 1:**

Approx. 12'2 x 9'4. Front facing double bedroom with two double shelved and hanging wardrobe with sliding mirror doors, and a radiator.

**BEDROOM 2:**

Approx. 8'7 x 14'3. Rear facing double bedroom with a shelved and hanging wardrobe with sliding doors and a radiator.

**BEDROOM 3:**

Approx. 7'10 x 10'7. Rear facing bedroom with ample room for furnishings, and a radiator.

**BATHROOM:**

Approx. 8'7 x 7'4. Side facing bathroom fitted with a 3 piece coloured suite with tiling to the bath and wash hand basin, and a radiator.



