



4 BALFOUR PLACE, CARNOUSTIE, DD7 7AH

TOP FLOOR FLAT



Key Features

- Bright spacious top floor flat in the centre of Carnoustie.
- With impressive open views.
- Gas central heating and double glazing.
- Mutual drying green & Private outhouse



OFFERS OVER
£95,000

Property Description

This most impressive, bright and airy TOP FLOOR APARTMENT is ideally situated within a most desirable central area of Carnoustie and offers impressive open views over the surrounding area towards the famous Carnoustie golf course and sea beyond. Close to all amenities, and services including shops, cafes, bars, restaurants and railway station and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing. Outside is access to a mutual drying green with a private outhouse. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Entry is into a bright spacious hallway with radiator.

LOUNGE:

Approx. 13' x 14'. An impressive, bright and spacious lounge offering a delightful view over the rooftops, towards the famous Carnoustie golf course and sea beyond. There is an alcove with under storage and spotlight, a feature fire place incorporating a gas fire, ornate corning, ceiling rose, deep skirtings and a radiator.

KITCHEN:

Approx. 11'7 x 10'9. Fitted with base and wall units incorporating a stainless steel sink with mixer tap, there are two rear facing windows, plumbed space for an automatic washing machine, and space for further appliance, and a radiator.



BEDROOM 1:

Approx. 8'7 x 13'9. A delightful front facing bedroom with impressive open view of the surrounding area. One wall has shelved and hanging wardrobes with overhead storage, carpet flooring and a radiator.

BEDROOM 2:

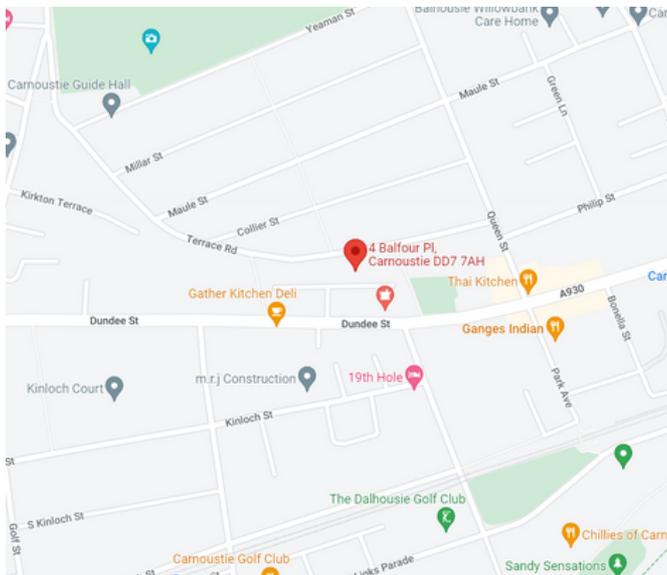
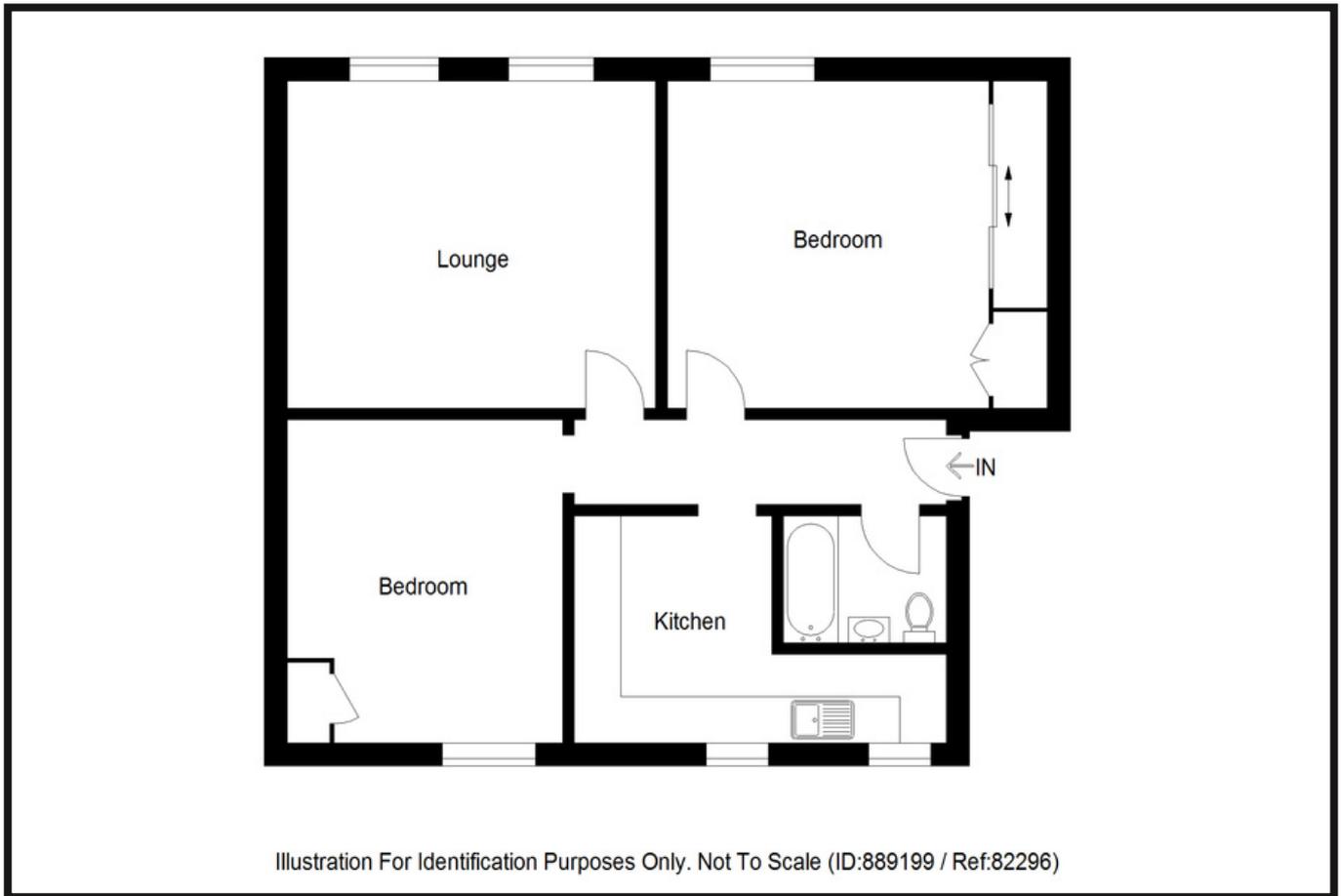
Approx. 7'10 x 15'5. Rear facing double bedroom with ample room for furnishings, laminate flooring, a cupboard housing the gas central heating boiler, and radiator.

BATHROOM:

Approx. 6'7 x 6'3. Fitted with a 3 piece white suite with an over the bath electric shower. Finished with modern brick tiling, spotlights to the ceiling, an Expelair, bathroom fitments, and heated towel rail.



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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