



**49 MACDONALD SMITH DRIVE, CARNoustie,
DD7 7NR**

SEMI DETACHED VILLA



- Set within a very desirable location.
- A spacious family home of generous proportions • Gas central heating & Double glazing.
- Front garden with driveway leading to a garage with power and light.
- Established rear garden with sunny patio, lawn and shrubs. Additional area with raised veg beds and greenhouse.



**OFFERS OVER
£185,000**

Property Description

This deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the size and style of accommodation on offer. Set within a very popular residential area, in a quiet cul-de-sac, this delightful family home offers easy access to the local schools, local amenities and services including popular cafes, restaurants and bars, as well as Carnousties internationally famous Championship Golf Course and Links area. Presented in excellent order with fresh neutral decor, this spacious property has the benefit of gas central heating and double glazing and provides a welcoming hallway, spacious lounge with large picture window and access into a dining room with patio doors leading into the sunny rear garden, kitchen, utility and convenient downstairs w/c. On the upper floor are three bedrooms, all with wardrobe space, and a large family bathroom with bath and separate shower cubicle. Outside to the front a driveway leads to a garage, with power and light, neatly laid out front garden and a gate gives access to the rear garden. Here there is a secluded, sunny patio area and lawn bordered by well stocked flower beds. There is also an easy to maintain area laid out neatly in chipped stones with raised vegetable beds and a greenhouse.

ACCOMMODATION:

Hallway, Lounge, Dining room, Kitchen, Utility, WC, 3 Bedrooms, Family Bathroom.

HALLWAY:

Entry is via a double glazed front door into this spacious and welcoming hallway with a wooden staircase leading to the upper floor, a shelved under stairs storage area, wood effect laminate flooring, telephone point and a radiator.

LOUNGE:

Approx. 11' 3 x 14'. A glass panel door leads into this delightful spacious lounge which has a large picture window looking out onto the front garden with TV point and 2 radiators.

DINING ROOM:

Approx. 8'7 X 11'4. A bright spacious dining room with patio doors leading out into the rear garden. There is wood effect flooring, a radiator and glass door leading into the kitchen.

KITCHEN:

Approx. 9'2 x 11'5. A bright spacious kitchen overlooking the rear garden which is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a stainless steel electric oven and gas hob with glass splashback and extractor hood above, and plumbed space for a fridge freezer. Radiator.

UTILITY ROOM:

Approx. 8'6 x 8'6. Rear facing looking onto the garden is this spacious utility which has base units incorporating plumbed space for an automatic washing machine and dishwasher, and ample space for further appliances. Gas central heating boiler.

WC:

Approx. 2'10 x 5'2. A conveniently located wc ideally placed on the lower floor.



UPPER HALLWAY:

A spacious upper hallway with large side facing window and an access hatch leading into a partly floored loft via a Ramsay style ladder.

BEDROOM 1:

Approx. 11'3 x 13'9. An exceptionally spacious front facing bedroom with two double shelved and hanging wardrobes and a radiator.

BEDROOM 2:

Approx. 10' x 9'4. A delightful well proportioned rear facing bedroom which overlooks the rear of the property with a shelved and hanging wardrobe, and radiator.

BEDROOM 3:

Approx. 8'2 x 9'7. A bright front facing window with a hanging wardrobe space and a radiator.

FAMILY BATHROOM:

Approx. 8'6 x 5'8. A generous family bathroom with a vanity to the wash hand basin, wc, bath with shower to tap, and a separate shower cubicle housing a power shower. Finished with modern tiling, Parador ceiling with spotlights, a heated towel rail, Expelair and rear facing window.

GARAGE:

Adjoining the property with an up and over garage door, power points and light.



Property Professionals

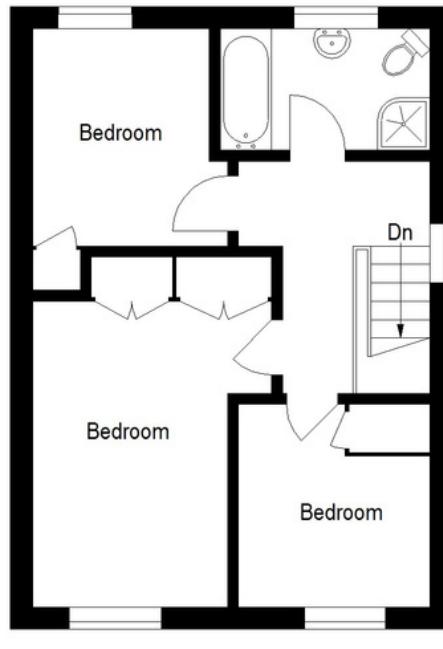
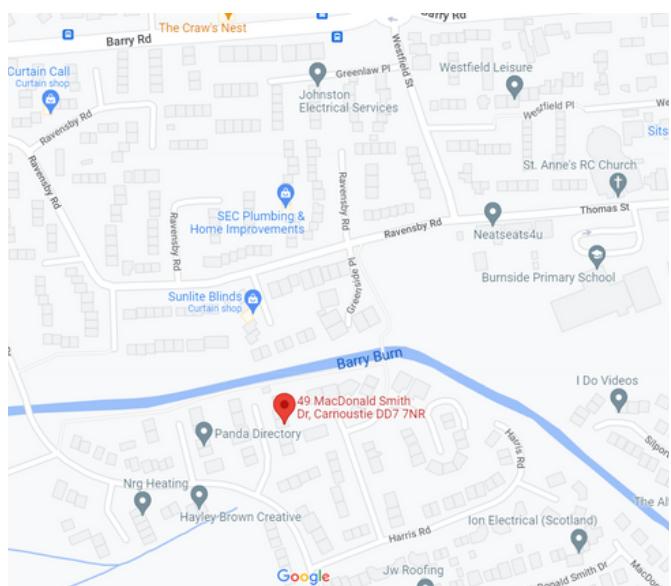


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