



**4 NORRIES ROAD, WESTHAVEN,
CARNOUSTIE, DD7 6BD**

**SEMI-DETACHED
BUNGALOW**



Key Features

- Spacious semi-detached bungalow.
- Within the sought after area of Westhaven.
- Gas Central Heating and Double Glazing.
- Enclosed front and rear gardens, with 2 wooden sheds.



OFFERS OVER
£125,000

Property Description

This delightful SEMI-DETACHED BUNGALOW is ideally situated within the most desirable area of Westhaven which is set by the sea in the east end of Carnoustie which offers a range of local and national shops, as well as good transport links including a railway station and the nearby A92 for easy access to many local Angus towns as well as into Dundee. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage, with a spacious lounge, well equipped kitchen, double bedroom and modern bathroom. There are neatly laid out gardens to the front and rear with two wooden sheds set on a raised deck (included). Viewing is essential to appreciate this property which would make an ideal first time buy, retirement house or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 1 Bedroom & Bathroom

ENTRANCE HALLWAY:

Entry is via a double glazed door into a spacious hallway with wood effect laminate flooring, access into a floored loft via a loft ladder, and a radiator.

LOUNGE:

Approx. 12'5 x 12'9. Accessed via a glass panel door into this bright spacious lounge with wood effect laminate flooring, TV and telephone points and a radiator.

KITCHEN:

Approx. 7' x 10'9. Accessed via a glass panel door into this well presented kitchen which is fitted with base and wall units with coordinating work surfaces, incorporating a bowl sink with mixer tap. There is an electric oven, gas hob and extractor hood above, an integrated fridge freezer and plumbed space for an automatic washing machine. There are 3 storage cupboards, spotlights to the ceiling, tiled flooring, and a rear door giving access into the rear garden.



BEDROOM 1:

Approx. 12'4 x 9'9. Rear facing spacious double bedroom with two shelved and hanging wardrobes, wood effect laminate flooring and a radiator.

BATHROOM:

Approx. 6'9 x 6'4. A well presented modern bathroom with a vanity incorporating the wc and wash hand basin, and a P-shaped bath with an over the bath power shower and glass screen, a heated towel rail and front facing window.



Property Professionals

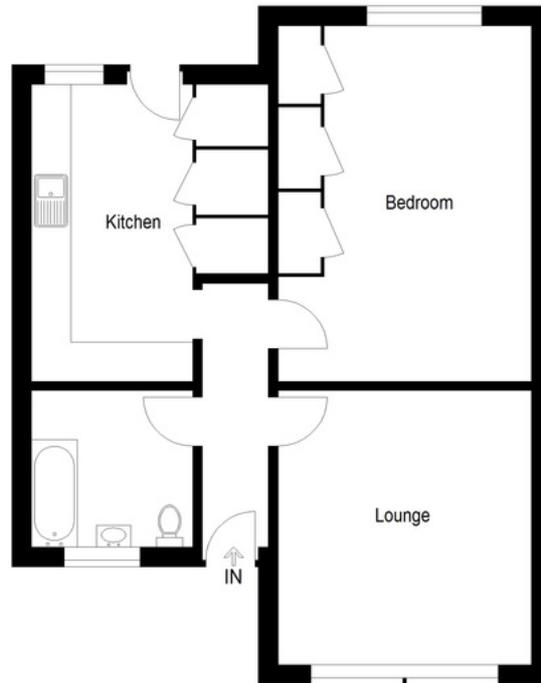
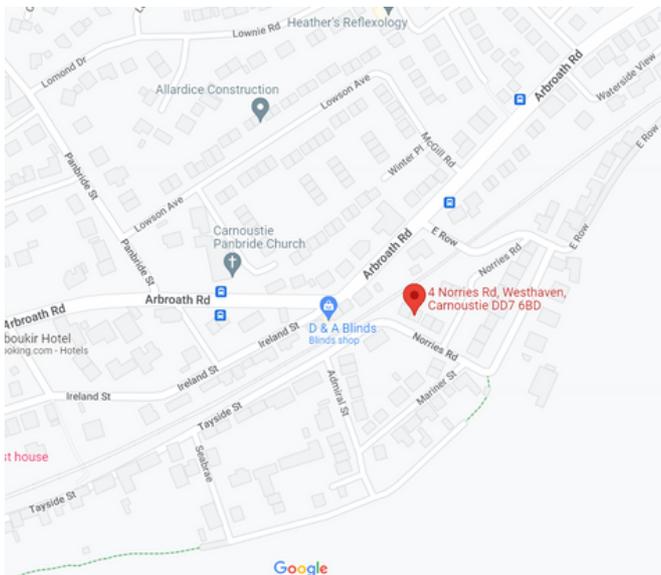


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Not To Scale (ID897604 / Ref:82615)



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