



**148 RAVENSBY ROAD, CARNOUSTIE, DD7 7NQ**

**END TERRACED VILLA**



### Key Features

- Spacious family home set on a generous size corner plot.
  - Within a very popular residential area.
- Gas Central Heating and Double Glazing. • Well presented garden grounds to the front, side and rear with sunny patio area, play house and wooden shed.



OFFERS OVER

**£140,000**

# Property Description

This most impressive, bright and spacious END OF TERRACE VILLA is ideally situated within a most desirable residential area, close to all amenities, and services including shops, schools and railway station and provides generously proportioned accommodation set on a generous size corner plot. The property has been well maintained and enjoys the benefit of modern neutral décor, gas central heating, double glazing and ample storage and has a spacious lounge with dining area, dining kitchen, 3 generous size bedrooms and a modern bathroom. Outside are enclosed, easy to maintain garden grounds neatly laid out with stone chippings and path to the front and side, with wooden shed. To the rear the garden is enclosed and has been neatly set out with a sunny patio area, play house, drying area and outside water tap.

## ACCOMMODATION:

Lounge with Dining area, Kitchen, 3 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

Approx. 8'8 x 8'4. Entry is via a double glazed door with glass side panels into a bright spacious hallway with staircase leading to the upper floor, and a radiator.

## LOUNGE WITH DINING AREA:

Approx. 10'5 x 22'. A generous size lounge with dining area with both front and rear facing windows. There is ample room for furnishings, wood effect laminate flooring, TV and telephone points and 2 radiators.

## DINING KITCHEN:

Approx. 11'4 x 11'4. Overlooking and giving access into the rear garden this spacious dining kitchen is fitted with base and wall units with work surfaces incorporating a coloured sink with mixer tap and coordinating dining area.

There is an electric oven and grill, hob and extractor hood above, plumbed space for an automatic washing machine, and space for a fridge freezer. There is a spacious under stairs storage cupboard housing the electric meter. Radiator.



**UPPER FLOOR:**

With an access hatch leading into the loft and a deep large shelved cupboard.

**BEDROOM 1:**

Approx. 10'3 x 8'6. A spacious bedroom with a triple shelved and hanging wardrobe with sliding doors, a rear facing window and radiator.

**BEDROOM 2:**

Approx. 7'10 x 9'7. Front facing double bedroom with a shelved and hanging wardrobe and radiator.

**BEDROOM 3:**

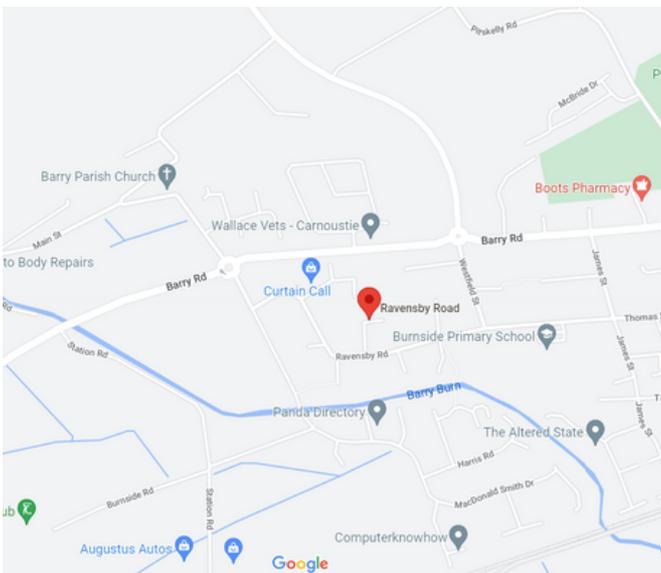
Approx. 8'3 x 9'7. Front facing with ample room for furnishings and a radiator.

**BATHROOM:**

Approx. 6'5 x 6'7. Well presented modern tiled bathroom with a vanity to the wash hand basin and wc and a bath with an over the bath shower with waterfall shower head, hand held and deluge attachments. Spotlights to the ceiling 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.

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