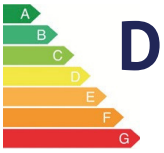
Connelly Yeoman

5 GREEN LANE, CARNOUSTIE, DD7 6AA | **DETACHED BUNGALOW**

Key Features

- Set within a very desirable location
- A traditional style family with original features
- Gas central heating & Double glazing.
- Enclosed rear garden with seating area, summerhouse, wooden shed and greenhouse.
- Lock block driveway leading to garage



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OFFERS OVER

£275,000

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Property **Description**

This deceptively spacious DETACHED BUNGALOW must be viewed to appreciate the size and style of accommodation on offer. Set within a rarely available central location, close to all local amenities and services, the property offers bright spacious room and has the advantage of a gated lock block driveway leading to a garage with ample parking for several cars. Still retaining many original features, including original doors, surrounds, cornicing and deep skirtings, this delightful traditional property must be viewed. The property benefits from gas central heating and double glazing, and comprises of a bright spacious lounge, with traditional features, a well appointed kitchen, dining/family room and utility cupboard. There are 4 bedrooms offering generous accommodation, and a recently upgraded shower room. Outside the property is surrounded by mature garden grounds, with a gated lock block driveway to the front. The enclosed garden to the rear is neatly laid out with mature established shrubs and trees, a lawn with pathway that leads to a pergola seating area, summerhouse and wooden shed. There is a greenhouse and a second secluded seating area. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary & secondary schools, as well as the internationally famous Championship Golf Course.

ACCOMMODATION:
Hallway, Lounge, Dining/Family Room, Kitchen, Utility, 3 Bedrooms & Shower Room

HALLWAY:
Entry is via a substantial wooden door into a vestibule where there is a side facing window, cornicing, deep skirting, and original quarry tiled floor. A glass panel door leads into the hallway where you are met with traditional features which are the cornice, picture rail, original door and door surrounds. Access via a Ramsay style ladder leads into a partially floored loft, and radiator.

LOUNGE:
Approx. 13'10 x 17'5. A spacious lounge with large bay window overlooking the front garden, radiator, traditional features including cornice, picture railing and deep skirtings, original wall lights, shallow shelved alcove with under storage which houses the electric fuse box and meter. There is a feature fireplace with marble hearth and inlay with a wooden fire surround incorporating an electric fire.

DINING/FAMILY ROOM:
Approx. 13'10 x 15'2. A spacious dining room/family room with ample room for furnishings, a rear facing window looking out to the garden and access into the kitchen and also into bedroom 4/study. Telephone point and radiator.

KITCHEN:
Approx. 9'2 x 15'. A well-appointed kitchen which has been fitted with base and wall units with coordinating work surfaces incorporating a bowl sink with a mixer tap. There is a double electric oven, hob with extractor hood above, integrated dishwasher and space for under counter fridge. Under unit lighting offers a stylish look, breakfast seating area and radiator.

UTILITY
Approx. 5'2 x 3'6. A shelved utility cupboard housing the gas central heating boiler.

BEDROOM 4/STUDY:
Approx. 9'2 x 10'5. Rear facing bedroom/study with radiator.

BEDROOM 1:
Approx. 13'6 x 13'8. A spacious front facing bedroom with shallow shelved alcove, a radiator, cornice picture rail and deep skirtings.

BEDROOM 2:
Approx. 13'2 x 9'8. A delightful bedroom with rear facing window looking onto the rear garden with a shelved alcove with mirror and a radiator.

BEDROOM 3:
Approx. 13'2 x 8. Side facing widow, picture rail, and radiator.

SHOWER ROOM:
Approx. 7'3 x 5'8. A recently upgraded shower room finished with modern tiling, a wc and wash hand basin and a shower area with power shower and glass shower screen. There is a rear facing window, Parador ceiling with spotlights, an expelair anda heated towel rail.

GARAGE:
Approx. 8' x 18'6. Power and light, workshop area to the rear and door leading out to the side of the house.

Property Professionals

Illustration For Identification Purposes Only. Not To Scale (ID:951982 / Ref:84301)

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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Connect with us

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