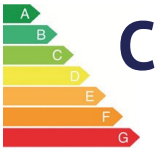
Connelly Yeoman

**CLEMATIS COTTAGE, WILLIAM STREET, CARNOUSTIE, DD7 6DG**

**SUPERIOR DETACHED VILLA**

- Set within a sought after area of Carnoustie close to central amenities.
- Within easy walking distance of the seafront and Golf Courses.
- Gas central heating & Double glazing.
- Enclosed garden with gated driveway & south facing rear garden with 2 sunny decked areas.

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OFFERS OVER

**£275,000**

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# Property **Description**

This well appointed SUPERIOR DETACHED VILLA offers generous proportioned accommodation over two levels and is located in the heart of Carnoustie, within easy walking distance of local amenities and services, including an array of local shops, cafes and restaurants, as well as the internationally famous Championship Golf Course, and is conveniently located to the train station and A92 for easy commuting to many surrounding Angus towns, as well as Dundee, Perth and Edinburgh. The property is presented in immaculate order and offers bright, spacious rooms and benefits from quality finishings, gas central heating and double glazing, There are neatly laid out gardens surrounding the property with delightful sunny decked and seating areas thoughtfully placed to take full advantage of the daytime and evening sun. To the front a walled garden offers a great deal of privacy with a gated driveway providing secure off street parking for several cars. Viewing is highly recommended to appreciate this rarely available stylish property.

**ACCOMMODATION:**
Hallway, Shower Room, Breakfasting Kitchen, Lounge, Dining/Family Room, Sun Room; Upper Floor, Bathroom, 3 Bedrooms (one with en-suite wc).

**HALLWAY:**
Entry is via a double glazed door into the attractive hallway with oak wood flooring, a large under stair storage cupboard with light, two further storage cupboards, and a radiator.

**SHOWER ROOM:**
Approx. 5'6" x 7'. Front facing shower room finished with modern tiling and wet wall with a vanity unit incorporating the wc and wash hand basin, and shower cubicle housing a power shower. There is laminate wood effect flooring, a heated towel rail and bathroom fitments.

**BREAKFASTING KITCHEN:**
Approx. 10'3" x 13'6" Front facing kitchen fitted with modern base and wall mounted units with under unit lighting and coordinating work surfaces incorporating a coloured sink with mixer tap. There is a double electric oven, hob with stainless steel and glass extractor hood above, plumbing for an automatic washing machine and dishwasher and a breakfast bar seating area.

**LOUNGE:**
Approx. 12'10" x 13'. A glass panelled door leads into this bright spacious lounge with a feature wall mounted electric fire, large patio doors leading out to the south facing sunny deck area, and a modern vertical radiator.

**DINING/FAMILY ROOM:**
Approx. 10'5" x 13'. Another lovely room, with side facing window, ample room for furnishings, a radiator and a glass panelled door leading into the sun room.

**SUN ROOM:**
Approx. 8'10 x 10'. Attractive sun room overlooking the rear garden with patio doors leading out to the rear raised deck area, tiled floor and a radiator.

**UPPER HALLWAY:**
Accessed via a wooden balustrade to the upper floor with access into the loft space, and a radiator.

**FAMILY BATHROOM:**
Approx. 6'4" x 10'9". Spacious family bathroom with front facing window comprising of a vanity unit incorporating the wc and wash hand basin, a bath and separate double shower cubicle housing a power shower. Finished with attractive modern wall tiling, spotlights to the ceiling, and a radiator.

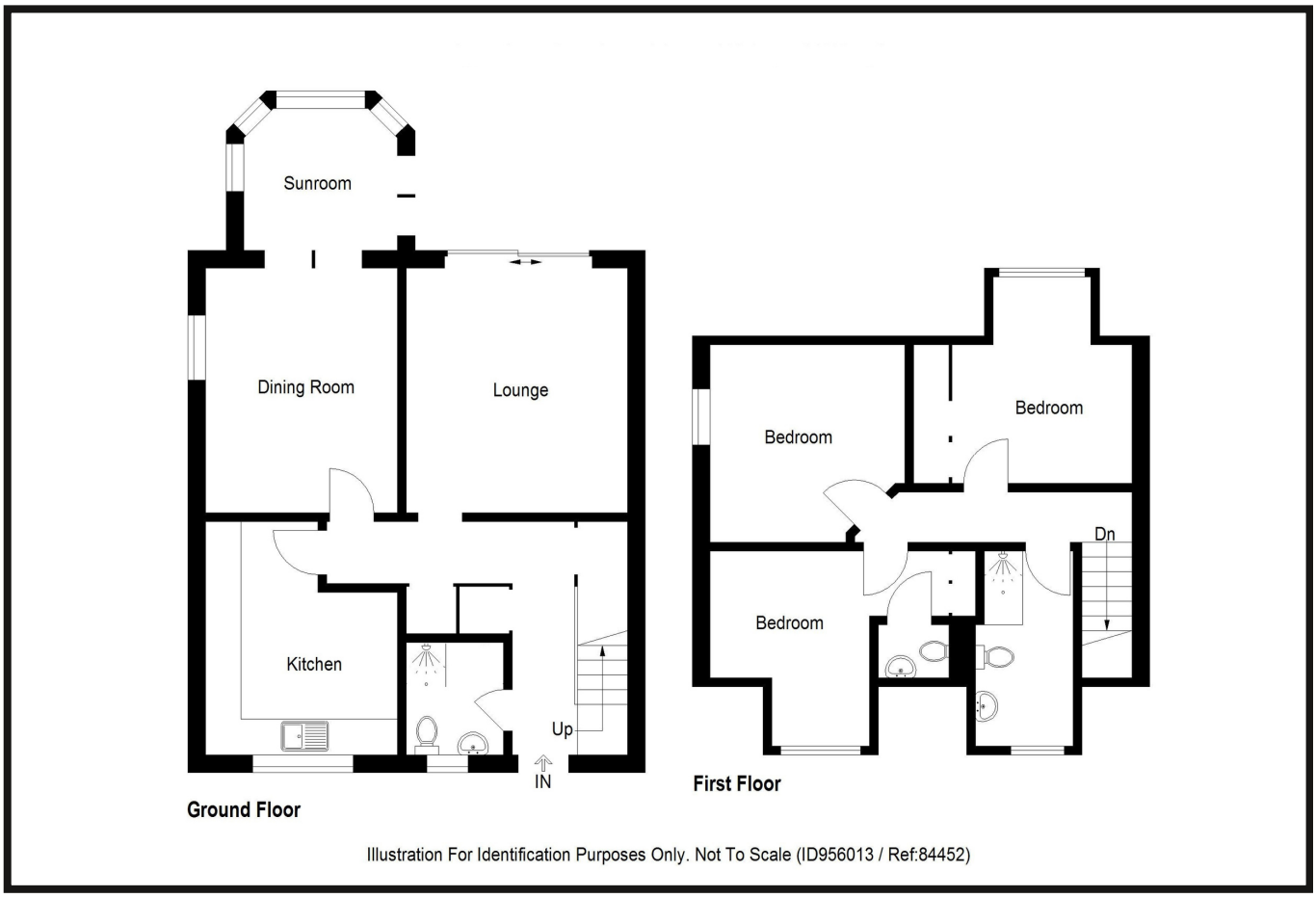
**BEDROOM 1:**
Approx. 10'6" x 11'5". Bright spacious side facing double bedroom with side facing window, ample room for furnishings, and a radiator.

**BEDROOM 2:**
Approx. 11'3" x 12'5". Spacious double bedroom with rear facing window offering a view over the rooftops towards the sea and beyond. Double shelved and hanging wardrobe with sliding mirror, ample room for furnishings and a radiator.

**BEDROOM 3:**
Approx. 11'2" x 10'9". Front facing guest bedroom with a shelved and hanging wardrobe, a radiator, and access into an en-suite wc.

**EN_SUITE WC:**
Approx. 5' x 3'2". Comprising of a wc and wash hand basin, spotlights to the ceiling, an Expelair extractor fan, and a radiator.

# Property Professionals

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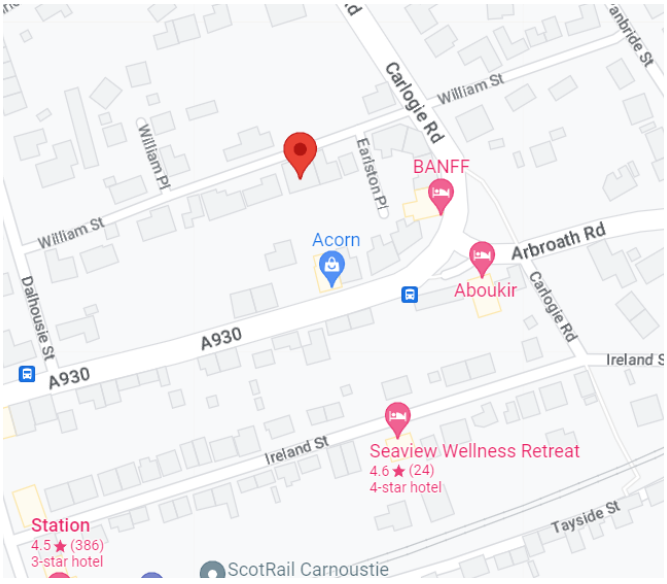


These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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