

# Connelly Yeoman



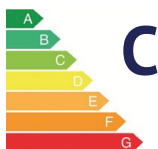
8 PROSEN BANK, CARNOUSTIE, DD7 6GX

DETACHED VILLA



## Key Features

- Set within a very desirable location in a quiet cul-de-sac.
- A spacious family home.
- Gas central heating & Double glazing.
- Enclosed rear garden with sunny patio area and 2 wooden sheds
- Driveway offering off-street parking



OFFERS OVER  
**£240,000**



# Property Description

This deceptively spacious DETACHED VILLA is set in a popular residential area of Carnoustie and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and comprises of a lounge, kitchen/diner, family room which could be utilised as a home office or bedroom, utility, and wc. On the upper floor are 3 double bedrooms, one of which has the advantage of an en-suite, and a family bathroom. Outside is a neatly laid out front garden with driveway. To the rear is an enclosed secluded garden laid to grass with a sunny patio area, and 2 wooden sheds providing additional storage.

## ACCOMMODATION:

Hallway, Lounge, Kitchen/Diner, Family/Home Office/4th Bedroom, WC, and a Utility Room. Upper floor: 3 Bedrooms, an En-Suite and Family Bathroom.

## HALLWAY:

Entrance to lounge and family/home office/bedroom 4. Radiator.

## LOUNGE:

Approx. 12'4' x 14'4'. Front facing window. Spacious lounge with ample room for furnishings, laminate flooring and a radiator.

## FAMILY ROOM / HOME OFFICE / BEDROOM:

Approx. 8'4' x 13'. Front facing window with a cupboard housing the electric fuse box, laminate flooring and a radiator. Access into a Utility Room.

## UTILITY ROOM:

Approx. 5'8' x 5'2'. Fitted with base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Plumbed space for an automatic washing machine with space for a tumble dryer. Recently upgraded wall mounted boiler and an extractor fan.

## INNER HALLWAY:

Side door access into the garden. Radiator

## DOWNSTAIRS WC:

Approx. 3'6' x 6'7'. Rear facing window. White wash hand basin and WC. Radiator.

## KITCHEN/DINING :

Approx. 17'6' x 12'6'. Spacious dining kitchen fitted to base and wall mounted units with under unit lighting, together with work surfaces incorporating a stainless steel sink with a mixer tap. Stainless steel electric oven, gas hob with extractor hood above. Integrated dishwasher with space for a fridge/freezer. Dining area has ample room for a table and chairs with patio doors leading out into an enclosed rear garden. Radiator, and staircase leading to the upper floor.





**UPPER HALLWAY:**

Airing cupboard housing the water tank, access into a partially floored loft, and a radiator.

**MASTER BEDROOM:**

Approx. 9'6" x 13'8". A spacious master bedroom with a rear facing window, a shelved and hanging wardrobes with concertina doors, a radiator and access into en-suite.

**EN-SUITE:**

Approx. 6'6" x 6'6". Rear facing window. Vanity unit incorporating the wash hand basin and WC, and a shower cubicle, with glass doors, housing a power shower. Heated towel rail, radiator and extractor fan.

**BEDROOM 2:**

Approx. 9'5" x 11'8". Front facing window. Double shelved and hanging wardrobe, and a radiator.

**BEDROOM 3:**

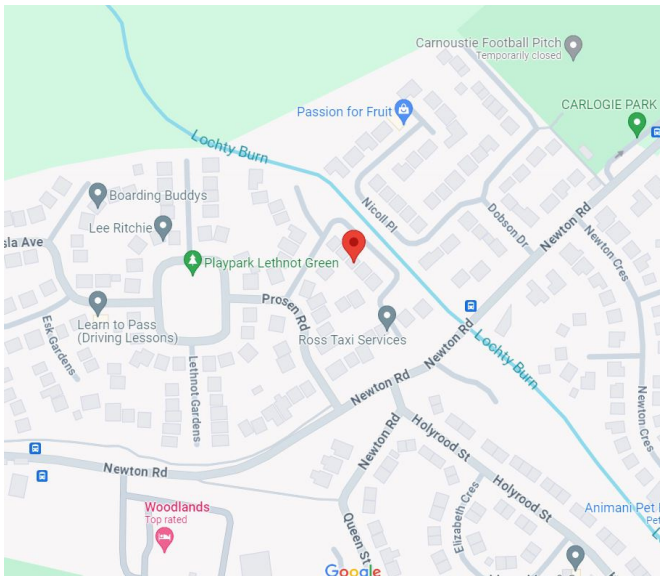
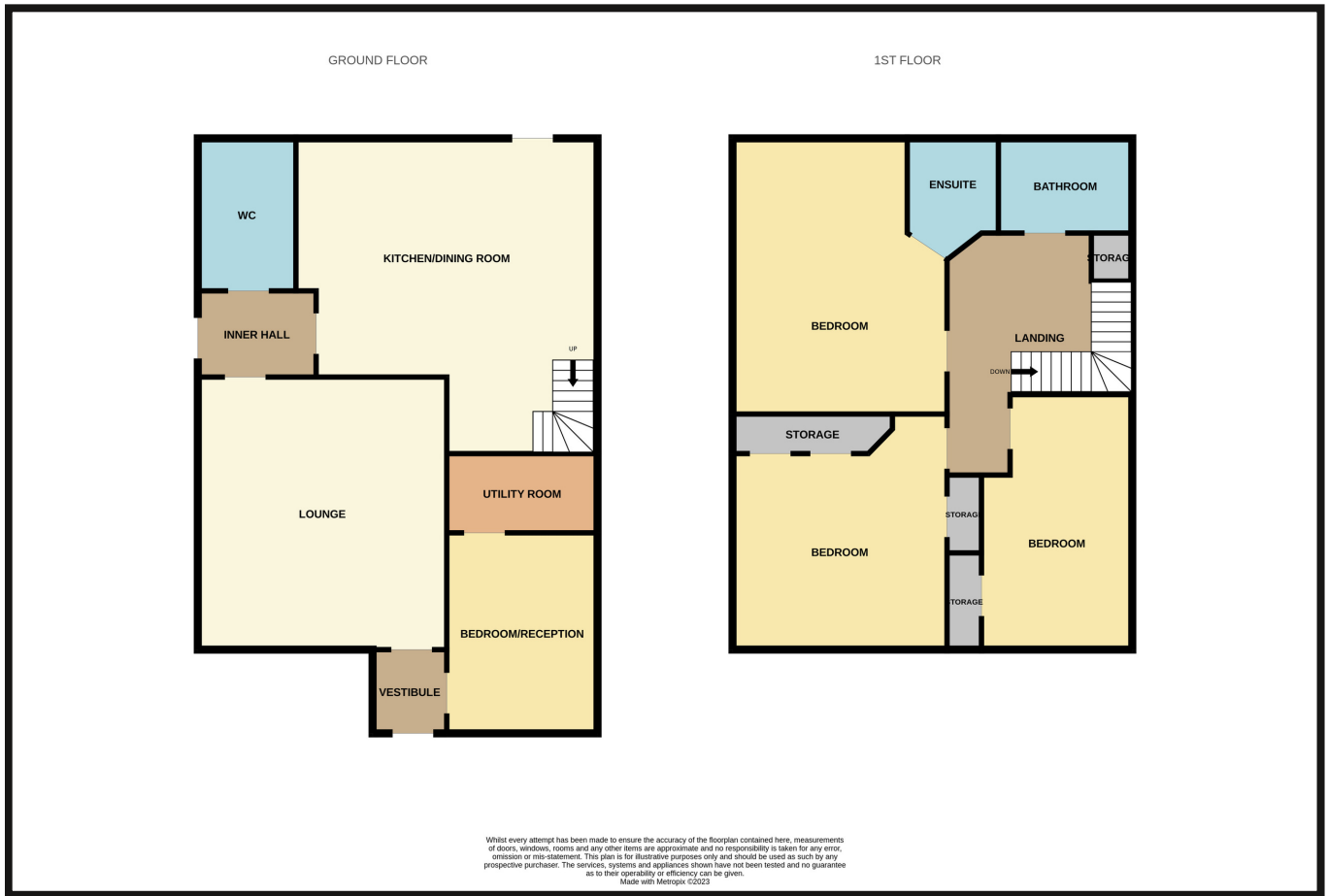
Approx. 9'2" x 13". Spacious bedroom with a shelved and hanging wardrobe, and a radiator.

**FAMILY BATHROOM:**

Approx. 6'6" x 5'6". Rear facing window. Vanity unit incorporating wash hand basin and WC. Bath with over the bath shower finished with tiling. Extractor fan and a radiator.



# 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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