

Connelly Yeoman



9 BALFOUR PLACE, CARNOUSTIE, DD7 7AH

TOP FLOOR APARTMENT



Key Features

- Spacious top floor flat presented in excellent order.
- Within a great central area with panoramic views over the rooftops towards Carnoustie Golf Course.
- Gas Central Heating and Double Glazing.
- Mutual Drying Green



OFFERS OVER
£95,000

Property Description

This most impressive, bright and airy TOP FLOOR APARTMENT is ideally situated within the centre of Carnoustie close to all amenities and services, including local and national shops, bars and restaurants, the railway station and the A92 giving easy access to Dundee and beyond. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and comprises of a hallway, lounge, kitchen/diner, two bedrooms and shower room. Outside of the property provides for a mutual drying area.

ACCOMMODATION:

Hallway, Lounge, Kitchen/Diner, 2 Bedrooms and Shower Room

ENTRANCE HALLWAY:

Entry into hallway with a cupboard housing the electric fuse box and meter. Radiator.

LOUNGE:

Approx. 13'2' x 15'3'. A bright spacious lounge with front facing window offering impressive views over the roof tops towards the East Coast and the famous Carnoustie Golf Course. Original ornate cornicing, ceiling rose and deep skirtings, a shelved alcove, and radiator.

KITCHEN/DINER:

Approx. 8'5' x 15'10'. Rear facing window. Fitted with base and wall mounted units with work surfaces incorporating a stainless steel sink with mixer tap. Electric oven and hob with extractor hood above. Plumbed space for automatic washing machine. Shallow shelved cupboard. Breakfast bar seating area, and a radiator.



BEDROOM 1:

Approx. 10'7" x 15'6". A generous front facing bedroom affording views over the roof tops towards the East Coast and Carnoustie Golf Course. Built-in wardrobe with overhead storage and a radiator.

BEDROOM 2:

Approx. 7' x 10'8". Rear facing window, and a radiator.

SHOWER ROOM:

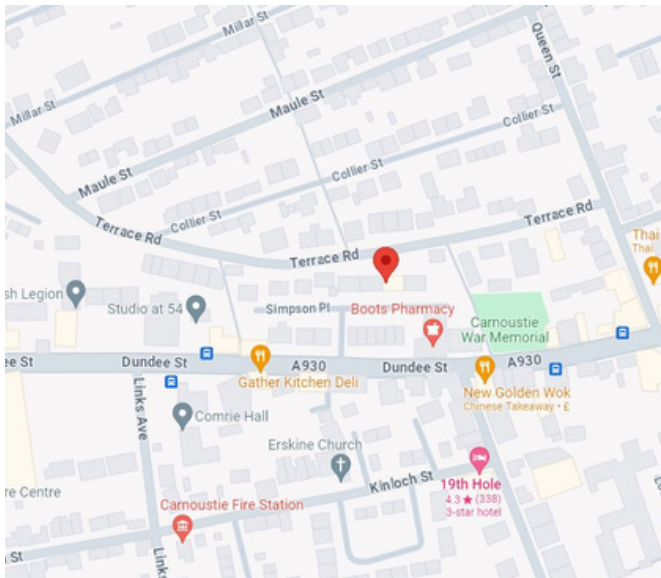
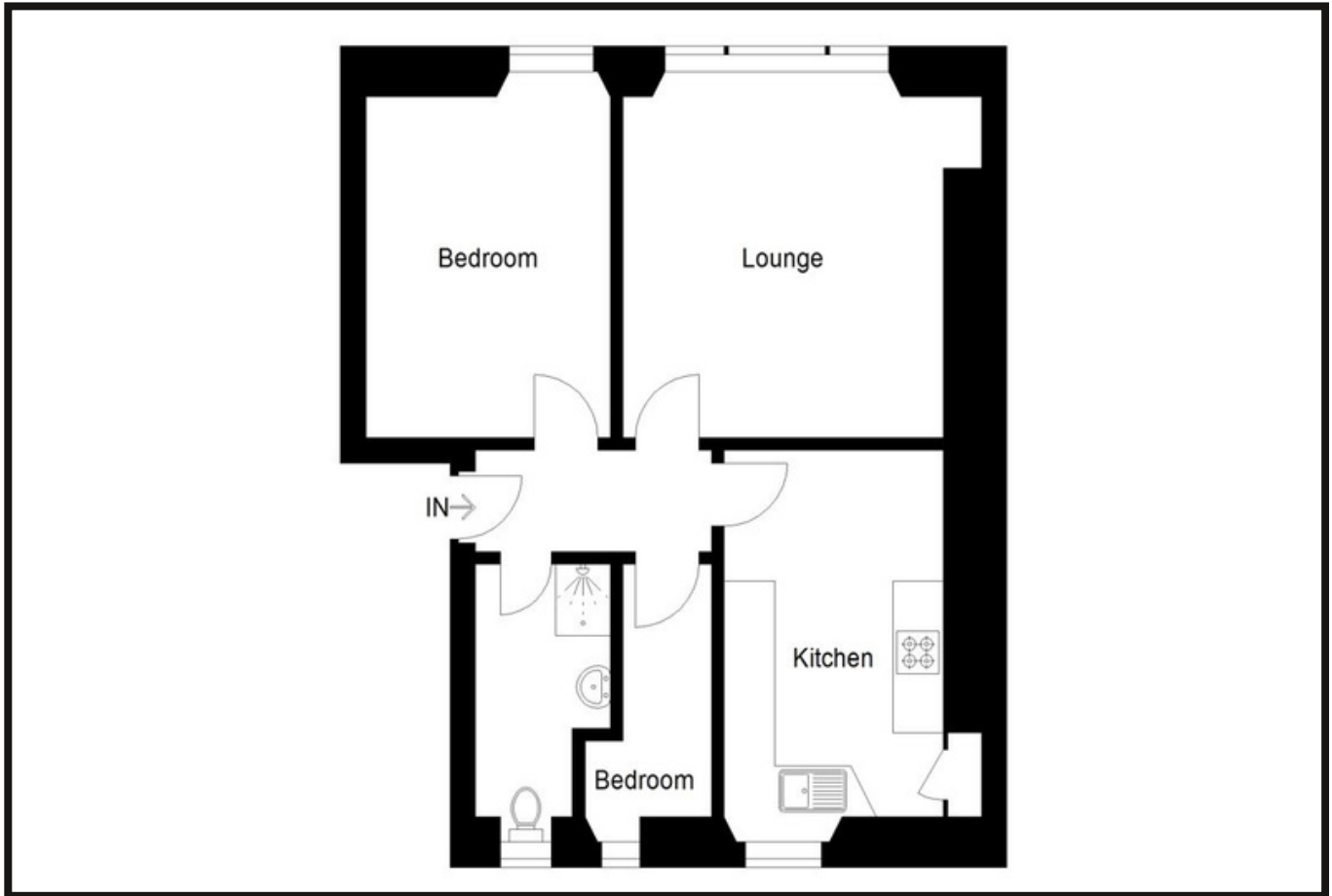
Approx. 5'4" x 10'9". Rear facing window. WC and wash hand basin with shower cubicle housing a power shower, with tiling to the shower and wash hand basin area. Pine ceiling with spotlights with Pine panels to dado height. Heated towel rail.

OUTSIDE:

Access to mutual drying green.



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.

**Connelly
Yeoman**

tspc

Connect with us

