

# Connelly Yeoman



11c PARK AVENUE, CARNOUSTIE, DD7 7JA

FIRST FLOOR APARTMENT



## Key Features

- Spacious and well presented First Floor Apartment
- Located in central area of Carnoustie minutes from amenities, shops, etc
  - Gas Central Heating and Double Glazing
- Mutual off-street car parking area & drying area to the rear



OFFERS OVER

**£110,000**

# Property Description

This bright and airy FIRST FLOOR APARTMENT forms part of a larger private building of similar flatted properties, ideally located in the centre of Carnoustie, within easy walking distance of all central amenities, a good range of shops, restaurants and cafes, Carnoustie railway station and the popular sea and beach front areas of the town, and of course the internationally famous Golf Course and links. The property has been well maintained and enjoys the benefits of gas fired central heating, double glazing and offers ample storage. Outside, there is a private car parking area for the sole use of residents and mutual drying areas and garden ground. Early viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## ACCOMMODATION:

Hallway, Lounge, & Dining Area, Kitchen, 2 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

Enter into the Vestibule, with a cloaks area, and through to the Hallway; built-in shelved cupboard and a second walk-in large shelved cupboard. CH radiator. Glazed panel door leads from the hallway into the Lounge.

## LOUNGE & DINING AREA:

Approx. 20'9 x 11'8. A spacious room with two rear-facing windows, ample space for a variety of furniture, two CH radiators. Access from the lounge into the Kitchen.

## KITCHEN:

Approx. 7'10 x 14'. Fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Built-in Electric Oven, Hob and extractor hood above. Plumbing and space for an automatic washing machine. Space for fridge/freezer. CH radiator. Wall mounted gas central heating boiler. Rear-facing window. Vinyl flooring.



**BEDROOM 1:**

Approx. 9'10 x 14'4. Spacious main bedroom with front-facing window. Double shelved and hanging space wardrobe with sliding doors. Ample space for bedroom furniture. CH radiator.

**BEDROOM 2:**

Approx. 10'6 x 14'6. Another spacious bedroom with front-facing window. Double shelved and hanging space wardrobe with sliding mirror fronted doors. CH radiator.

**BATHROOM:**

Approx. 7'2 x 7'7. Comprising WC and wash-hand basin, bath with over the bath Electric shower, wet wall finishings at bath and wash-hand basin areas, extractor fan, heated towel rail and vinyl flooring.

**OUTSIDE:** Private car parking space. Mutual drying areas and garden ground.



# Property Professionals

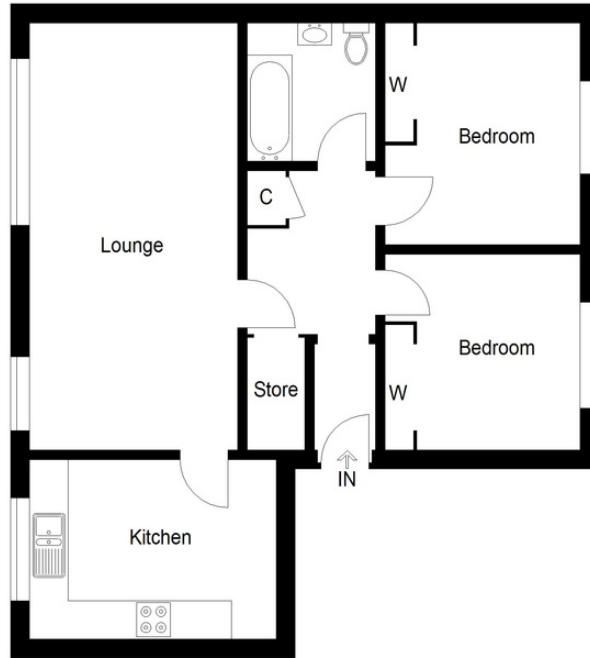
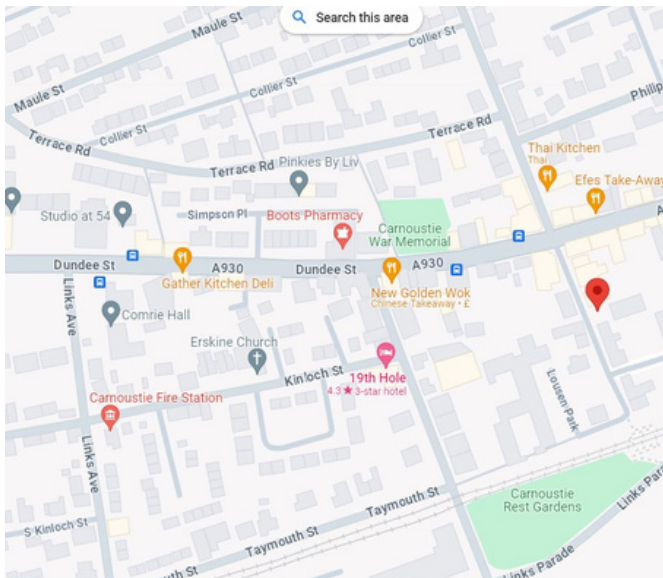


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