

# Connelly Yeoman

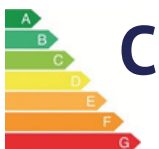


1 GREENSIDE PLACE, CARNOUSTIE, DD7 7NZ

DETACHED BUNGALOW



- Set within a very desirable location close to popular schools, health centre and most amenities
  - An immaculately presented property offering spacious accommodation
    - Gas Fired Central Heating, Double Glazing and ample storage
  - Mono-block driveway with ample off-street car parking, easily maintained gardens



OFFERS OVER  
**£240,000**



# Property Description

This modern and exceptionally well presented DETACHED BUNGALOW forms part of a small cul-de-sac of properties which were built by local house builder DJ Laing Homes. Carnoustie is served by various amenities and services, including a variety of local and national shops, cafes and restaurants, popular and well regarded primary and secondary schools, a Health Centre, Leisure Centre located on the ever popular sea-front area with coastal path and walkways, as well as the internationally famous Championship Golf Course. The location of the property offers direct access onto the main A92 dual carriageway which gives an easy commute to Dundee, Aberdeen and all local Angus towns. There is also the main east coast railway station which offers a regular commute into Dundee and further afield. The property offers well proportioned accommodation, with spacious and well laid out rooms comprising of an Entrance Vestibule and Hallway, spacious Lounge, modern and well appointed Dining Kitchen, Master Bedroom with En Suite Shower Room, 2 further Bedrooms (or optional formal Dining Room) and a Bathroom. There are also the benefits of Gas fired central heating, Double Glazing and ample storage in the property. The property sits within well tended and neatly laid out garden areas. The front garden is laid out in lawn with specimen tree. Mono-block pathways surround the property and there is a mono-block driveway to the side which affords ample off-street car parking for several cars. The fully enclosed rear garden is neatly laid out in lawn, a sunny South facing patio area and has a wooden Shed. Outside water tap. Early viewing of this most attractive property is highly recommended.

## ACCOMMODATION:

Entrance vestibule, Hallway, Lounge, Dining Kitchen, Bedroom 3/Dining Room, Master Bedroom with En Suite Shower Room, Bedroom 2, Bathroom.

## VESTIBULE & HALLWAY:

Enter into the property via a Double Glazed front door into the Vestibule, where a security alarm system is located. Glazed internal panel door leads through into the Hallway.

The Hallway gives access to all rooms and there is a shelved and hanging space cloaks/coats cupboard and a further shelved and hanging cupboard housing the Gas central heating boiler. with room for a tumble dryer and houses the electric fuse box and meter. Access hatch into the loft space.

## LOUNGE:

Approx. 12'10 x 15'9. A bright and spacious lounge with a front-facing window. Wood effect flooring. Ample power points. Inset ceiling spotlights. CH Radiator.

## DINING KITCHEN:

Approx. 8'10 x 14'8. The kitchen is fitted with a good range of base and wall mounted storage units, worktop surfaces and a stainless steel sink with mixer tap. Built-in stainless steel Zanussi Oven, Gas Hob with extractor hood above. Wall units with spotlights and under-unit/worktop lighting. Plumbing and space for an automatic washing machine. Integrated Dishwasher, and Fridge and Freezer. Breakfast bar area. CH Radiator. Side entrance door to the driveway. Side-facing skylight window.

## BEDROOM 3/DINING ROOM:

Approx. 9 x 12'4. This room offers adaptable room usage, either as a double bedroom or dining room, with front-facing window, laminate wood flooring, and CH Radiator.





**MASTER BEDROOM 1:**

Approx. 12'9 x 11'4. This is the main bedroom, with a rear-facing window overlooking the sunny garden. Built-in double wardrobe with hanging rail and shelving, and sliding mirror fronted doors, CH Radiator and access into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:**

Approx. 3'8 x 6'6. Comprising WC., wash-hand basin and a large shower cubicle housing a power shower. Modern wall tiling, extractor fan, tiled floor, and CH Radiator.

**BEDROOM 2:**

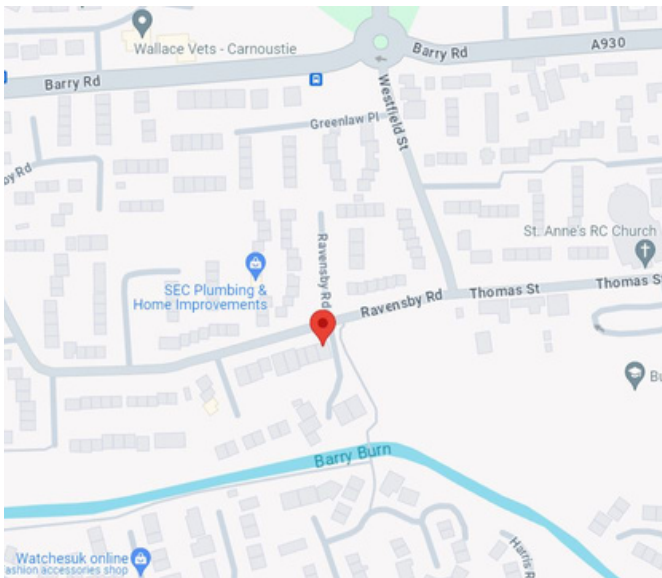
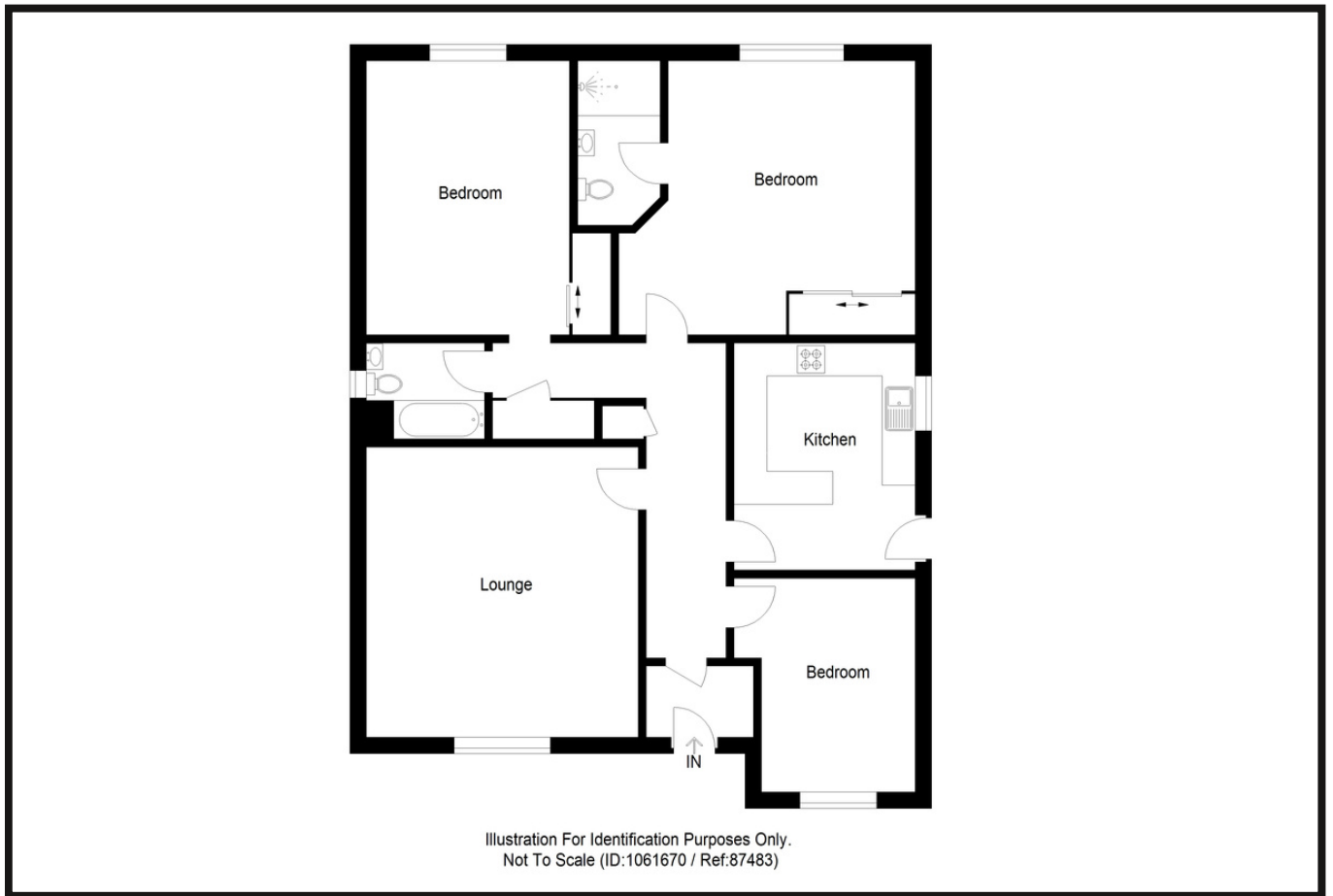
Approx. 10'5 x 11'5. Another double bedroom with a rear-facing window. Built-in double wardrobe with hanging rail and shelving, and sliding mirror fronted doors, and CH Radiator.

**BATHROOM:**

Approx. 6'6 x 7'3. Comprising a WC and wash-hand basin, bath with over the bath Electric shower. Fully tiled walls, tiled floor, extractor fan, side-facing opaque glass window, and CH 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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