

Connelly Yeoman



106 KINLOCH STREET, CARNOUSTIE, DD7 7ES

SEMI-DETACHED
TRADITIONAL COTTAGE



Key Features

- Set within a very desirable location
- A traditional style cottage full of character
- Gas points at fireplaces & electric storage heating
- Enclosed garden to the front and side with a sunny courtyard to the rear
- Driveway leading to a detached garage with adjoining workshop



OFFERS OVER
£155,000

Property Description

This charming SEMI-DETACHED TRADITIONAL COTTAGE is set in a popular residential area of Carnoustie and is served by various amenities, including a variety of local bespoke and national shops, cafes and restaurants, well regarded primary & secondary schools, popular beachfront and seascape areas of Carnoustie, as well as the internationally famous Championship Golf Course. The property benefits from electric storage heating, with gas points at two fireplaces, and comprises a Vestibule, Lounge, Kitchen, 2 Bedrooms, and bathroom. The property sits within mature garden grounds with enclosed front and side gardens which are neatly laid out with chip-stones and established shrubs. The garden to the rear of the property offers a driveway leading to a large detached garage with adjoining workshop, there is a sunny courtyard area giving ample room for table and chairs, and a conveniently located outside water tap.

ACCOMMODATION:

Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom.

HALLWAY:

Access leads into a vestibule with a cupboard housing the electric fuse box and meter. The hallway has a storage heater, a large storage cupboard with light which providing access to the loft via a Ramsay style ladder.

LOUNGE:

Approx. 13'6' x 11'5'. A charming room with unique features incorporating beams to the ceiling, two front facing windows, one incorporating under-shelved storage area, a shelved alcove, and a tiled fireplace, with gas point, and a storage heater.

KITCHEN:

Approx. 10' x 11'2'. The kitchen overlooks the rear courtyard garden and has base and wall mounted units with work surfaces incorporating a sink with a mixer tap. There is an electric oven with gas hob, plumbed space for an automatic washing machine and space for a fridge-freezer, a breakfast bar seating and dining area. Quarry tiled floor and storage heater.

BEDROOM 1:

Approx. 14'3' x 11'3'. Side facing window. Spacious double bedroom with ample room for storage. Electric panel heater.

BEDROOM 2 / DINING ROOM:

Approx. 9' x 11'8'. Front facing window. Feature stone wall with a wooden fireplace with tiled inlay and hearth. Gas connection point. Panel heater.

BATHROOM:

Approx. 5'3' x 13'. Rear facing window. Three piece coloured bathroom suite with separate shower cubicle housing an electric shower. Bathroom fittings, tiling to the bath, wash hand basin, shower and WC, and a storage heater.



GARAGE:

Approx. 11'6' x 22'. Up and over garage door. Power points and light.

WORKSHOP:

Approx. 10' x 11'. Work surfaces and power points. Electric heater and light.

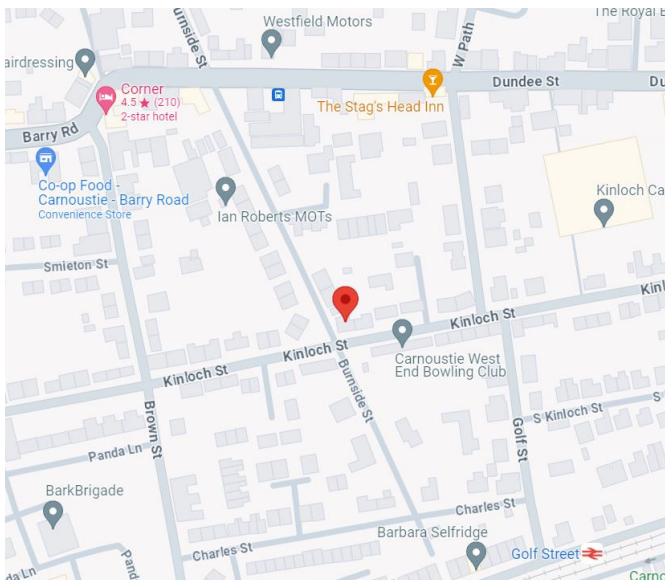


Property Professionals

GROUND FLOOR
65.0 sq.m. approx.



TOTAL FLOOR AREA: 65.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Avenmap 12/2024



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



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA