

Connelly Yeoman



**1 SOUTH KINLOCH STREET, CARNOUSTIE
DD7 7HP**

DETACHED BUNGALOW



Key Features

- Set within a sought after residential area close to the beach and seafront of Carnoustie
 - A traditional style bungalow offering spacious accommodation set on a large plot
 - Gas central heating & double glazing
 - Driveway leading to double garage, extensive front and rear gardens



OFFERS OVER
£220,000

Property Description

This deceptively spacious, traditional-styled DETACHED BUNGALOW is located in a sought after residential area of the town, within easy reach of most central amenities and services, and just a stone's throw away from the ever popular beach and seafront areas. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, well regarded primary & secondary schools, health centre, and as well as the internationally famous Championship Golf Course and Links. The property offers bright and spacious rooms throughout and enjoys the benefits of gas fired central heating and double Glazing. Whilst some internal remodelling or redecoration would be advantageous, the property offers a very special project for the discerning purchaser. Externally, the front garden is bounded by a wall and is neatly laid out in lawn and pathway leading to the property. To the side of the house is the Double Garage and off-street car parking for two cars. The rear garden is neatly laid out in raised flower beds and lawn area, all bordered by a wall and fence with established shrubs and plants. Early viewing of this attractive property is recommended to avoid disappointment.

ACCOMMODATION:

Vestibule & Hallway, Lounge, Dining Room, Dining Kitchen, Master Bedroom with En Suite Bathroom, 2 further Bedroom, Bathroom.

ENTRANCE VESTIBULE:

Approx. 5'5 x 4'8. Entry is via a main front entrance door into the Vestibule with feature stone wall and quarry tiled flooring. Internal glass panelled door with glass side panel leads into the Hallway.

HALLWAY with shelved and hanging cloaks cupboard housing the electric meter and fuse box, a further shelved storage cupboard housing the gas central heating boiler, and access into the loft space.

LOUNGE:

Approx. 18'5 x 12'3. A spacious Lounge with large picture window overlooking the rear garden and a further side facing window; fireplace with tiled inlay and hearth incorporating an open fire and with a wooden mantle; two radiators. Double doors from the lounge lead into the dining room.

DINING ROOM:

Approx. 8'10 x 12'7. Another good sized public room with rear facing window, presently used as a formal dining room with ample space for dining table and chairs, a serving hatch from the kitchen, and a radiator.

DINING KITCHEN:

Approx. 14' x 12'9. Fitted with base and wall units, worktop surfaces incorporating a sink with mixer tap, an Electric Oven and Electric Hob with extractor above, plumbing and space for automatic washing machine and space for under-counter appliances. There is ample space for everyday dining table and chairs, and a radiator. Off from this room there is a side door giving access out to the side of the property.

MASTER BEDROOM 1:

Approx. 10'8 x 12'7. A generously proportioned main bedroom with a side facing window, built-in double wardrobe with shelving and hanging space with overhead storage, and a radiator. A few steps down into the En Suite Bathroom.

EN SUITE BATHROOM:

Approx. 12'2 x 6'6. Comprising a vanity unit incorporating the wash-hand basin, WC, Bidet and a bath with shower to tap fitment, a radiator and heated towel rail, and a skylight window.



BEDROOM 2:

Approx. 9'9 x 9'4. A good sized bedroom with front facing window, built-in wardrobe with shelving and hanging space and overhead storage, and a radiator.

BEDROOM 3:

Approx. 10'4 x 9'4. Another good sized bedroom with rear facing window, built-in double wardrobe with overhead storage, and a radiator.

BATHROOM:

Approx. 6'4 x 7'4. Comprising wc, wash-hand basin and bath with shower to tap fitment, tiled to the bath, shower and wash-hand basin areas; heated towel rail and a radiator, and an opaque side facing window.

EXTERNALLY:

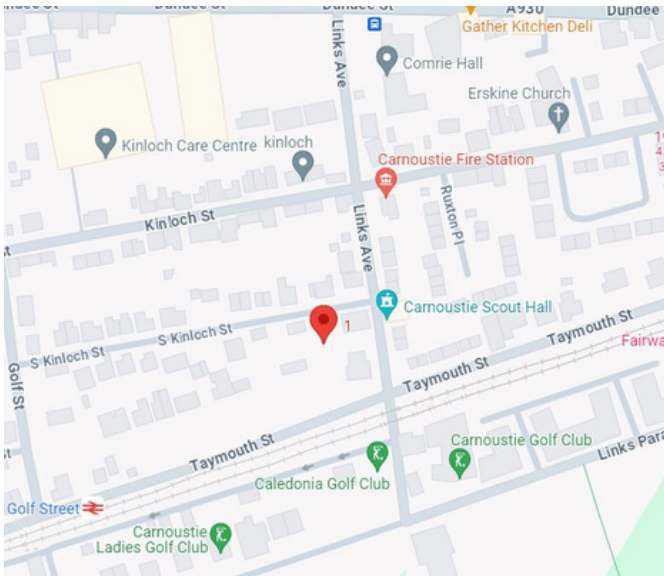
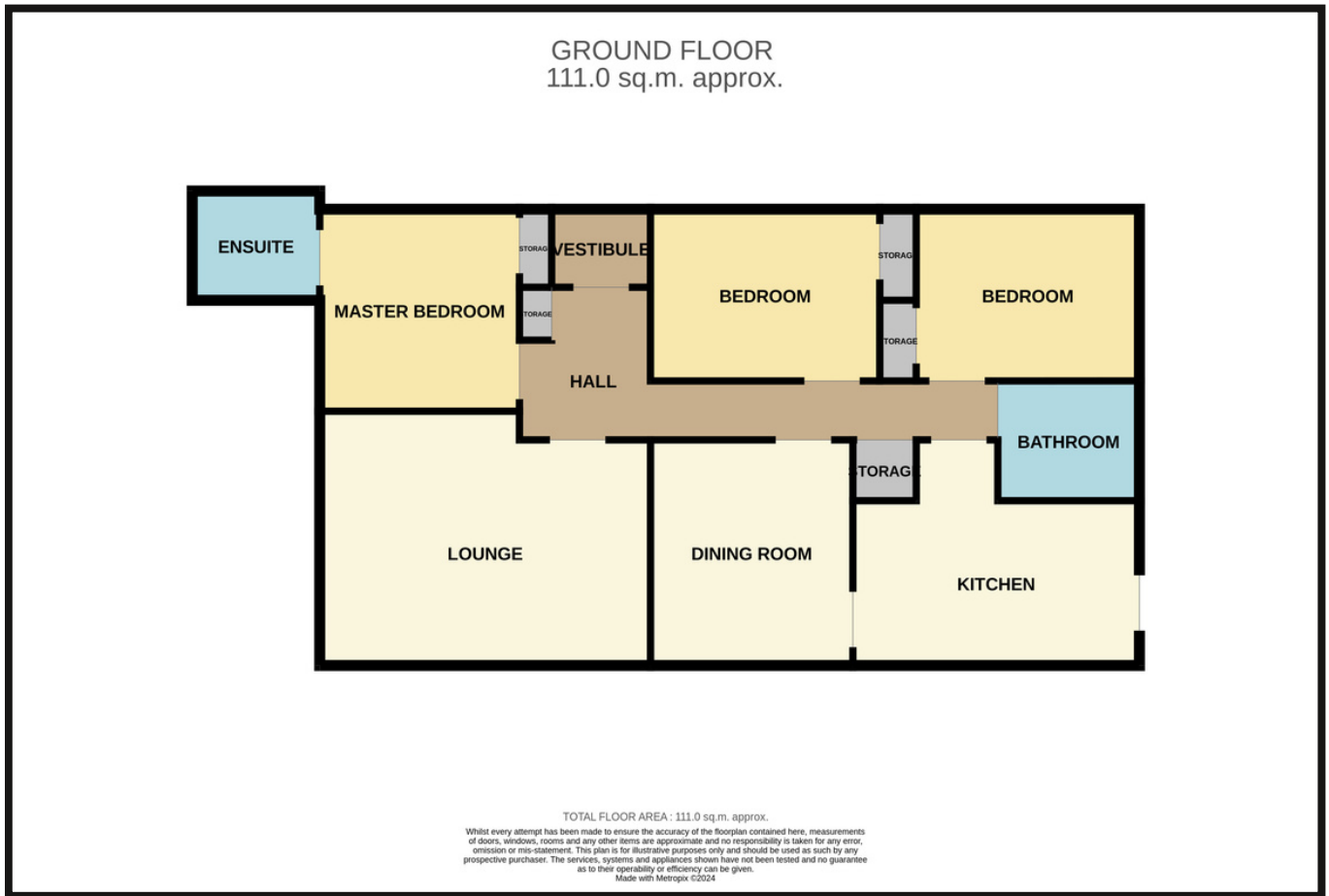
Adjoining the side door of the property is a Cellar and bin store. There is an enclosed stone chipped drying area with a raised seating/patio area; gate with access to the front garden.

The front garden is walled and is neatly laid out in lawn and pathway leading to the property. To the side of the house is the Double Garage and off-street car parking for two cars. The rear garden is neatly laid out in raised flower beds, lawn area, all bordered by a wall and fence with established shrubs and plants. Outside water tap.

DOUBLE GARAGE One with water, and both with power and light



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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