

Connelly Yeoman

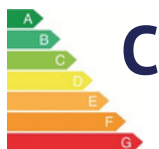


29 JAMES STREET, CARNOUSTIE DD7 7JY

DETACHED BUNGALOW



- Set within a very desirable residential location within easy reach of most amenities
 - A well presented home offering spacious accommodation
 - Gas Fired Central Heating, Double Glazing and ample storage
- Integral Garage, driveway and easily maintained gardens to the front and rear



OFFERS OVER
£235,000

Property Description

This modern and well presented DETACHED BUNGALOW with integral Garage is located in a very popular and sought after residential estate, built by renowned house builders Bett Homes, and the property offers spacious and well proportioned accommodation. Carnoustie is served by various local 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 popular sea-front area with coastal path and walkways, as well as the internationally famous Championship Golf Links. The main east coast railway station of Carnoustie is located within easy reach, together with a frequent bus services into both Dundee and Arbroath, and the main A92 dual carriageway is close-by which gives an easy commute to Dundee, Aberdeen and all local Angus towns.

On entering the property, there is a welcoming Hallway, a bright and spacious Lounge, well appointed Kitchen with ample space for dining, a Family Bathroom, Master Bedroom with En Suite Shower Room, and two further good sized Bedrooms. The property also has Gas fired central heating, Double glazed windows and external doors, and ample storage. Externally, the front garden area is neatly laid out in stone chips with mature shrubs, trees and plants. There is a mono-block driveway providing ample off street car parking and leading to the integral Garage. A paved ramp pathway leads up to the front door. There are 2 pathways to either side of the property and timber gate leads through into the fully enclosed rear garden, again laid out for easy maintenance, enjoying privacy and seclusion, and laid to lawn areas, paved pathways, patio area, borders with mature shrubs, trees and bushes, and a seating area to the rear of the garden. The Greenhouse and Garden Shed are included in the sale.. Overall, early viewing of this quality property is highly recommended to avoid disappointment.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, FAMILY BATHROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS. INTEGRAL GARAGE

ENTRANCE HALLWAY:

Enter into the property via an attractive oak wood coloured double glazed front entrance with stained glass into the Hallway. A welcoming Hallway, bright and airy, with wood effect flooring. Access hatch into the attic space. CH Radiator. Large, built-in shelved linen cupboard, housing the hot water tank. Access from the hallway to all rooms.

LOUNGE:

Approx. 21' (at longest) x 15'8. A spacious Lounge, which offers ample space for a variety of seating positions together with space for a dining table and chairs. Feature side-facing "port hole" window and a large, picture window which overlooks the front garden and a further side-facing window. Ceiling cornice/coving. CH Radiator.

DINING KITCHEN:

Approx. 16'11 x 9'11. The kitchen is fitted with a good range of base and wall mounted units in a warm oak wood veneer, with black worktop surfaces. Tiled splashbacks. Sinktop and drainer. Built-in Electric Oven, Gas Hob with extractor above. Ample under-counter space for white goods. Ample space for dining table and chairs. CH Radiator. Double glazed door leads out to the rear garden. Large rear-facing window.

FAMILY BATHROOM:

Approx. 9'7 x 5'5. Comprising three piece white bathroom suite (WC., wash-hand basin and bath), with white vanity units below the wash-hand basin and around the cistern. Partial wall tiling. Wood effect laminate flooring. CH Radiator. Xpelair fan. Opaque glass window.



MASTER BEDROOM:

Approx. 16'6 (at longest) x 9'11. Spacious master bedroom with a window overlooking the rear garden. Recessed dressing room area. Ceiling cornice/coving. The main part of this bedroom has two sets of built-in double wardrobes. CH Radiator. Door leads off into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 5' x 4'1. Comprising two piece white suite with vanity units below. Separate shower cubicle which is fully tiled. Tiled splashbacks. Wall mounted bathroom cabinet with mirror doors. Opaque glass window. Wood effect laminate flooring. CH Radiator.

BEDROOM 2:

Approx. 10'5 x 10. Spacious double sized Bedroom with a rear-facing window. Built-in double wardrobe. Neutral decor. CH Radiator.

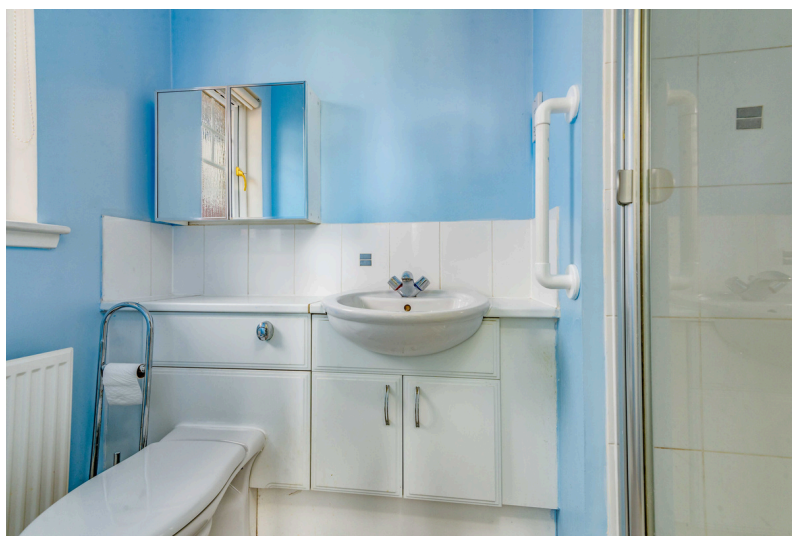
BEDROOM 3:

Approx. 9'5 x 9'3. A good sized Bedroom with a front-facing window. Built-in wardrobes. CH Radiator.

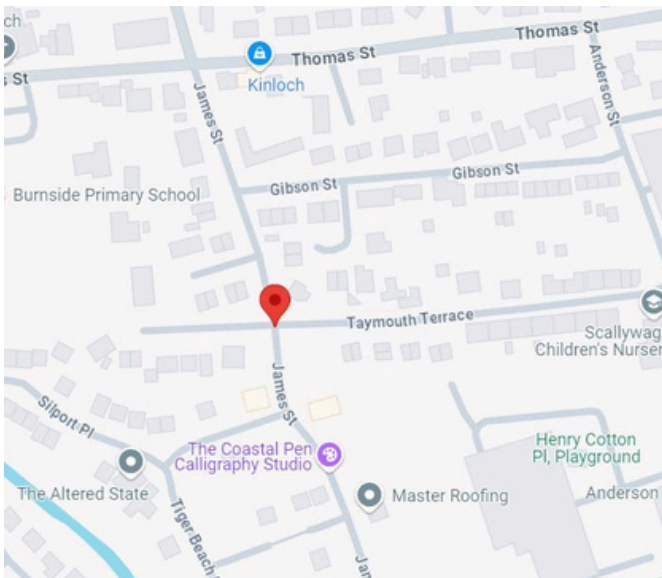
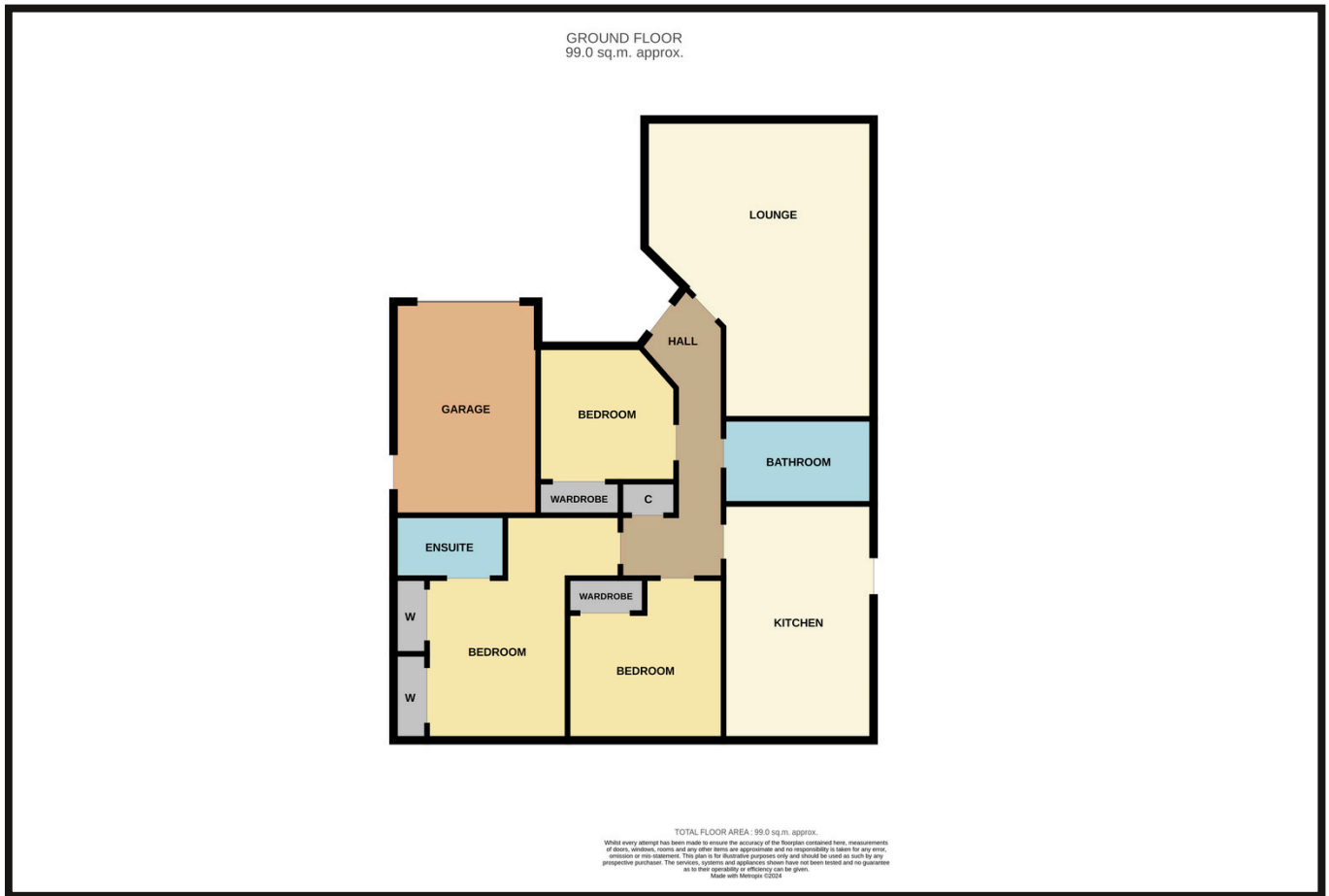
INTEGRAL GARAGE: With an up and over garage door. External back door out into the rear garden.

GARDENS: Front garden laid out in stone chips with mature shrubs, bushes and trees. Paved pathways. Enclosed rear garden laid out in lawn areas, patio and seating area, all enjoying privacy.

Greenhouse and Garden Shed included in the sale.



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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