

# Connelly Yeoman

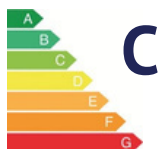


68 CRAIGMILL GARDENS, CARNOUSTIE, DD7 6HU

SEMI DETACHED BUNGALOW



- Set within a very desirable residential area close to popular schools and amenities
  - Well presented bungalow with Gas Central Heating and Double Glazing
  - Easy to maintain gardens with large driveway leading to a detached garage.



OFFERS OVER  
**£200,000**

# Property Description

This SEMI DETACHED BUNGALOW must be viewed to appreciate the accommodation on offer. Set within a very popular, and quiet residential area of Carnoustie and is conveniently located close to a variety of local services to include schools, independent shops railway station and the A92 giving access to Dundee, Aberdeen and further a field, the cities of Perth, Glasgow and Edinburgh. This delightful well presented bungalow benefits from gas central heating and double glazing and comprises of a welcoming hallway, bright spacious lounge with dining area, kitchen, three good sized double bedrooms and a shower room. The three bedrooms have recently been redecorated and with new carpets throughout (except the kitchen), and is in walk-in condition. To the front is a neatly laid out garden with a large driveway to the side leading to a detached garage which has power and light. To the rear is a mature, easily maintained garden with a sunny raised patio at the rear. Early viewing of this property is highly recommended.

**ACCOMMODATION:** Hallway, Lounge with Dining Area, Kitchen, 3 bedroom and shower room.

## HALLWAY:

Entry into the property is via a vestibule and from here a glass panelled door with glass sides leads into the hallway. It has a shelved cloaks cupboard, a shelved airing cupboard, which houses the gas central heating boiler and water tank. An access hatch with Ramsay style ladder leads into the loft.

## LOUNGE / DINING ROOM:

Approx. 12'9 x 20'3. A well proportioned bright sunny room with a large front facing window. Here there is ample room for furnishings. It opens out into the dining area and from here, the kitchen can be accessed.

## KITCHEN:

Approx. 9'6 x 10'. The kitchen has a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a free standing electric cooker, an automatic washing machine and undercounter fridge. The kitchen is tiled with a pine lined ceiling and spot lights. A door from the kitchen leads out into the garden.



**BEDROOM 1:**

Approx. 10'2 x 11'8. A front facing double bedroom with a double shelved and hanging wardrobe with sliding doors, and a radiator.

**BEDROOM 2 :**

Approx. 8'5 x 11'5. A second double bedroom with shelved and hanging wardrobe. With ample space for furnishings and a radiator.

**BEDROOM 3:**

Approx. 8'10 x 11'5. A good sized 3rd bedroom with a double shelved and hanging wardrobe with sliding doors and a radiator.

**SHOWER ROOM:**

Approx. 5'7 x 7'2. A modern shower room with wash hand basin and WC. There is a large shower enclosure with a glass shower screen housing a mains fed shower, finished in wet wall. The remainder of the bathroom is tiled with bathroom fittings, parador ceiling and a radiator. There is a side facing window offering both natural light and ventilation.

**DETACHED GARAGE:**

Approx. 9' x 20'3. With an up and over garage door, power and light with a rear facing window.



# Property Professionals

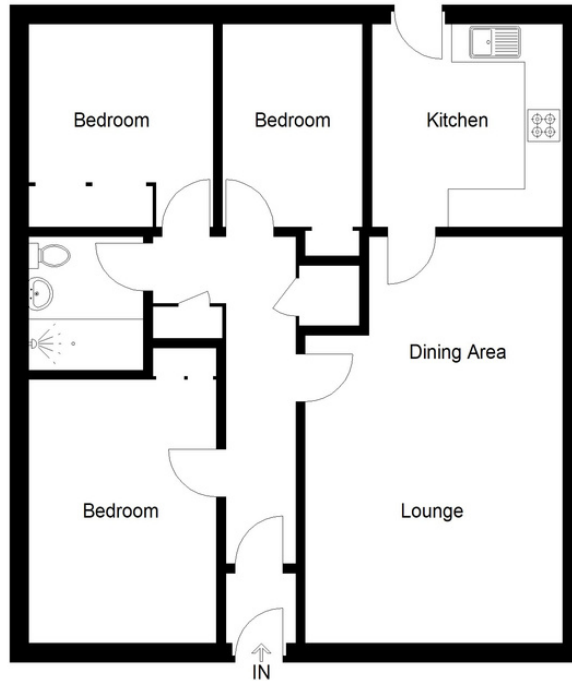
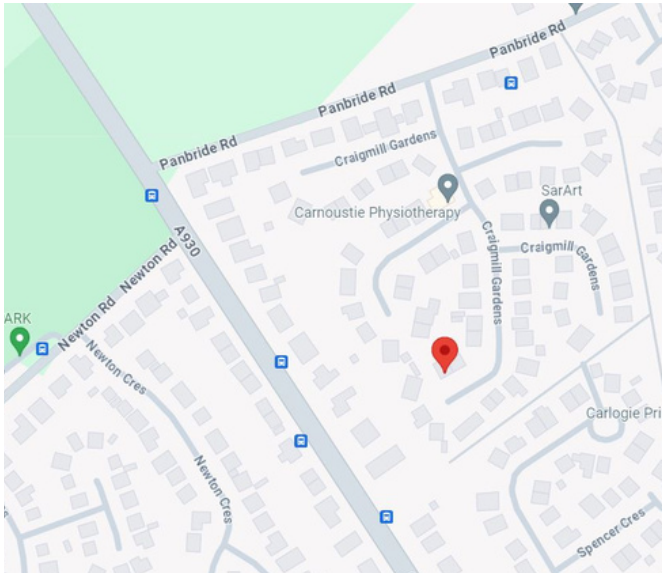


Illustration For Identification Purposes Only.  
Not To Scale (ID1065463/ Ref:87601)



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

