

# Connelly Yeoman

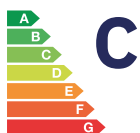


71 CARLOGIE ROAD, CARNOUSTIE, DD7 6EX

SUPERIOR DETACHED VILLA



- Set in a sought after location of Carnoustie.
- Spacious superior detached villa
- Immaculately presented home with modern open plan living
- Large driveway leading to delightful landscaped garden grounds with large shed, entertainment bar area, patio and raised sunny deck.



OFFERS OVER  
**£360,000**

# Property Description

This impressive SUPERIOR DETACHED VILLA is located in a prime residential area to the east of Carnoustie. The famous golfing town of Carnoustie offers a range of amenities, including local and national shops, services and recreational facilities. There are schools at primary and secondary level close at hand, in addition to good transport links including a rail station. The nearby A92 dual carriageway connects the cities of Dundee and Aberdeen, where further major facilities can be found. Presented in immaculate order, this bright spacious family home has undergone a degree of upgrading and now offers delightful property with impressive open plan living on the ground floor, with a recently upgraded quality kitchen and utility, a spacious lounge with wood burning stove, and bathroom. On the upper floor is a stunning master bedroom suite, with dressing room and en-suite, a luxurious family shower room, and 3 further bedrooms. Outside the property is set within generous landscaped garden grounds where a large driveway provides off road parking for numerous cars. There is a large shed and to the side a bar with entertainment area. The generous garden to the rear is neatly laid out with a lawn, patio area, a raised entertainment deck, and LED lighting.

## ACCOMMODATION:

Hallway, Lounge, Dining Kitchen, Utility, Bathroom, 4 Bedrooms (Master with en-suite and Dressing Room) & Luxurious Shower Room.



# Property Description

## HALLWAY:

Entry is via a double glazed door with glass side panels into a welcoming hallway with a double shelved cloaks cupboard, tiled flooring and two radiators.

## LOUNGE:

Approx. 16' x 23'7". This is a most impressive, bright spacious lounge with large front facing picture window and a feature wood burning stove set on a marble hearth. There is a TV point, oak flooring and 3 radiators.

## DINING KITCHEN:

Approx. 23'8 x 12'3". A feature of this impressive home is this splendid recently fitted kitchen fitted with a range of modern base and wall units with under unit lighting and coordinating work surfaces incorporating a stainless-steel sink with mixer tap. There is an electric oven, combination microwave oven, a 5 burner gas hob with stainless steel extractor above and an integrated dishwasher, and fridge freezer.

## DINING AREA:

The dining area offers a bright spacious area with new aluminium bifold doors leading out onto a raised entertainment deck to the rear, and a feature wood burning stove.

## SIDE DOOR:

Leading out into the driveway and to the utility.

## UTILITY ROOM:

Approx. 5'5 x 6'10". Fitted with modern units for ample storage, a bowl sink with mixer tap, plumbed space for an automatic washing machine, and a wall mounted gas central heating boiler.

## BATHROOM:

Approx. 7'8 x 6'6". Side facing bathroom with a wc, wash hand basin and bath with shower to tap fitment, large wall mirror and radiator.



**UPPER HALLWAY:**

Accessed by a wooden and glass stairway with side facing window. A Ramsay style ladder leads into a floored loft with 2 Velux windows, power and light. There is a second access hatch, and radiator.

**MASTER BEDROOM:**

Approx. 14'8 x 12'2. A delightful front facing master bedroom with feature wall with wall lights, wall mounted TV point, and a double shelved and hanging wardrobe. Radiator.

**EN-SUITE:**

Approx. 10' x 6'8. An impressive en-suite shower room with a vanity unit incorporating the wash hand basin and wc with large mirror above, a glass fronted shower cubicle houses a power shower and is finished with modern tiling. There is a front facing window, bathroom fitments, heated towel rail and spotlights to the ceiling.

**DRESSING ROOM:**

Approx. 6'9 x 5'2. Fitted with shelved and hanging space, and spotlights to the ceiling.

**BEDROOM 2:**

Approx. 10'10 x 12'4. Rear facing double bedroom with a double shelved and hanging wardrobe, ample room for furnishings and a radiator.

**BEDROOM 3:**

Approx. 11'9 x 12'9. Rear facing spacious double bedroom with wood panelling to dado height, a double shelved and hanging wardrobe, wall lights and a radiator.

**BEDROOM 4:**

Approx. 8'4 x 9'4. Side facing bedroom with a radiator.

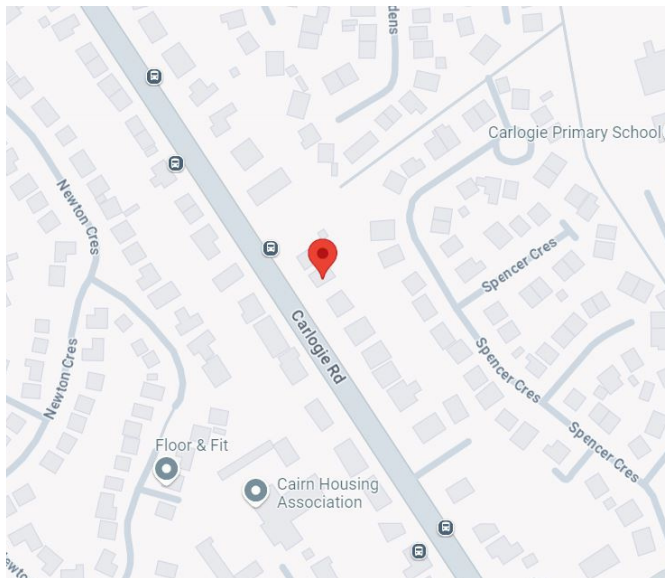
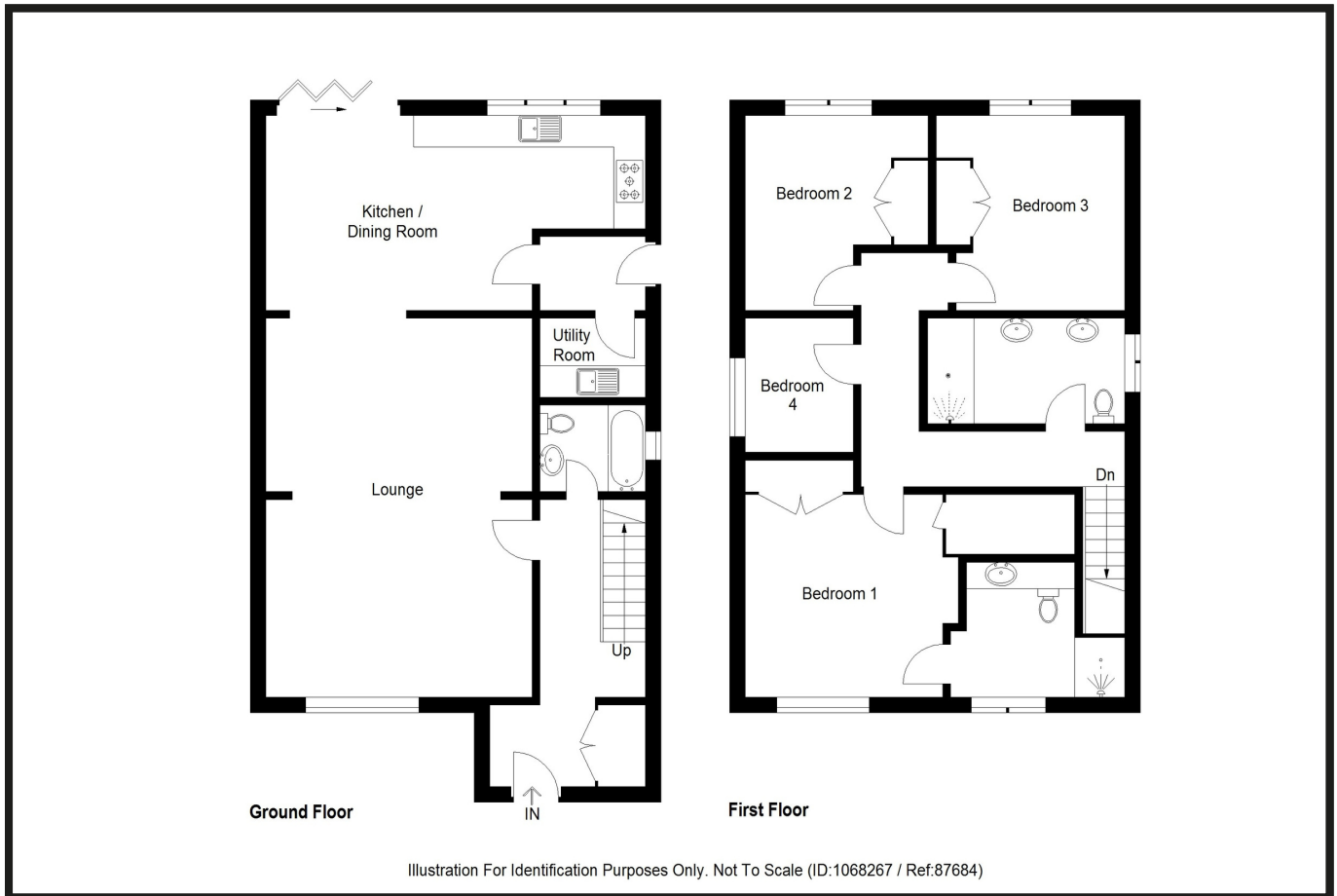
**FAMILY SHOWER ROOM:**

Approx. 12' x 7'8. A large luxurious family shower room with side facing window. With wc, his & hers wash hand basins with arched alcove and lights above. A large glass fronted shower cubicle houses a power shower with hand held and deluge attachments and is finished with modern tiling. There are spotlights to the ceiling, wood effect flooring, a heated towel rail, and 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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