

# Connelly Yeoman



8D QUEEN STREET, CARNOUSTIE, DD7 7AB

2ND FLOOR FLAT



- Close to the town centre within easy reach of all local amenities.
  - Gas Central Heating and Double Glazing.
  - Finished in Modern Neutral Tones.
- Mutual courtyard with private outhouse & mutual store room.



OFFERS OVER

**£105,000**

# Property Description

This most impressive, bright and airy one bedroom SECOND FLOOR APARTMENT is ideally situated close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and is presented in neutral tones with gas central heating, double glazing and ample storage and comprises of a spacious lounge with kitchen area, double bedroom and recently upgraded bathroom. Outside there is a large mutual sunny courtyard with private outhouse and mutual store room.

## ACCOMMODATION:

Lounge with open plan kitchen, Double Bedroom and Bathroom

## ENTRANCE HALLWAY:

Entry is into a welcoming hallway where there is a cloaks area, spotlights to the ceiling, an access hatch to the loft space, and a radiator.

## LOUNGE:

Approx. 13'10 x 17'8. The lounge is open plan with the kitchen and has a front facing window and ample room for furnishings. There is a radiator and flows through into the kitchen.

## KITCHEN:

Approx. 8'8 x 13'. Fitted with modern base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap, an electric oven, gas hob and a stainless steel and glass extractor hood above. There is plumb space for an automatic washing machine, a slim line dishwasher and space for a fridge freezer.



**BEDROOM:**

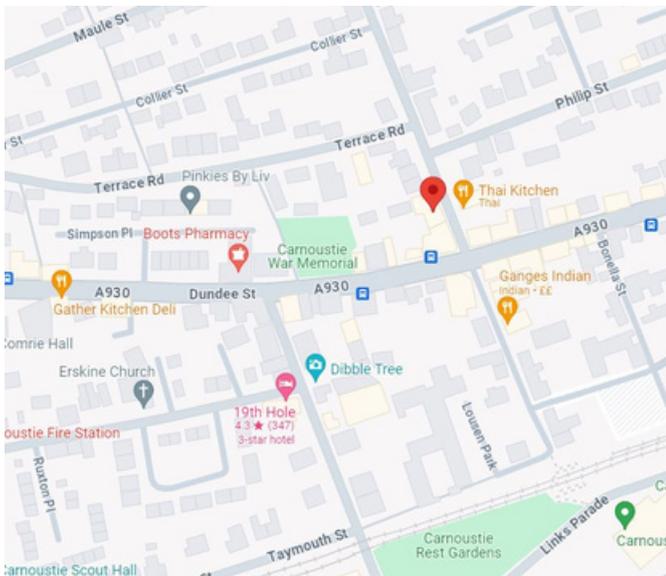
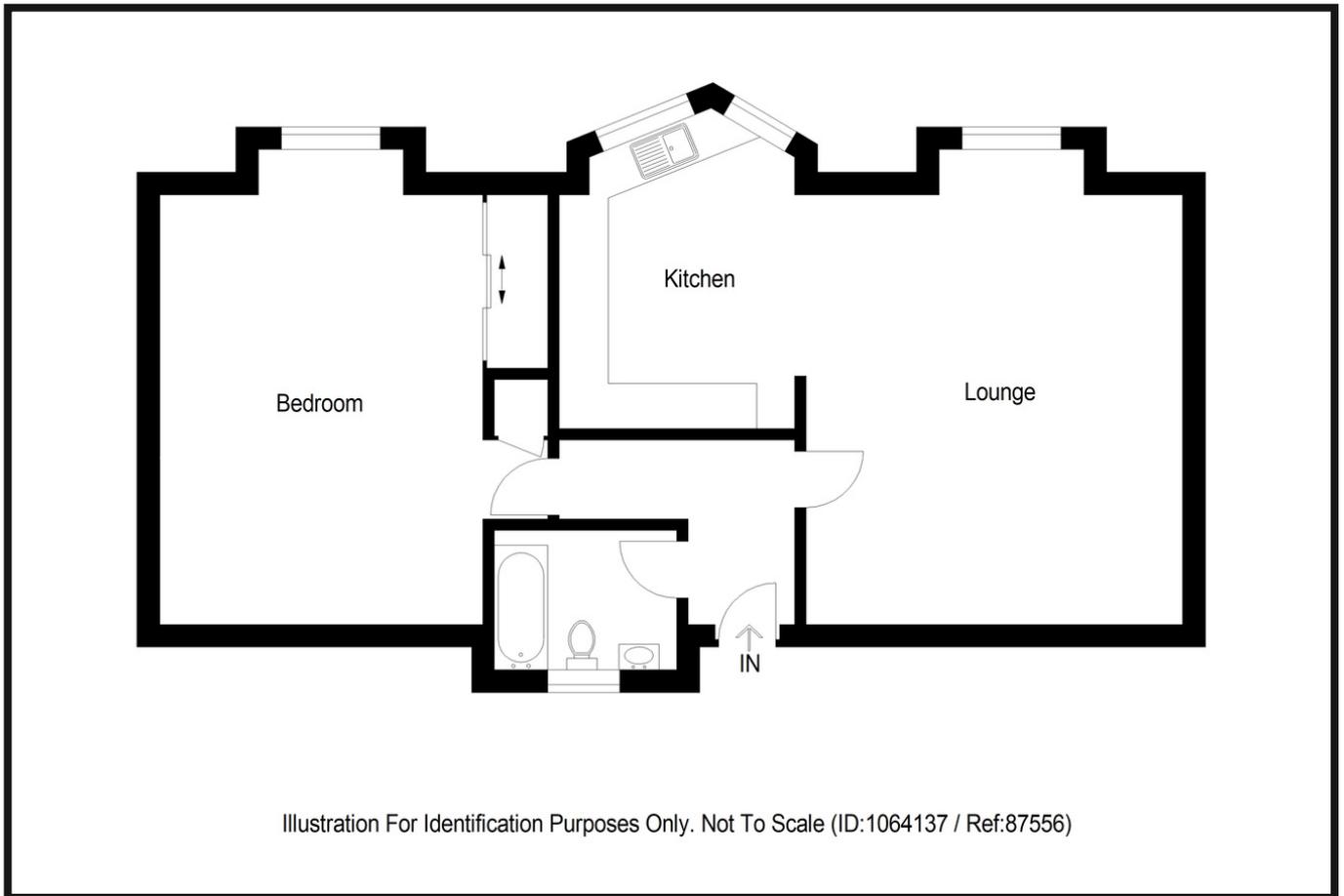
Approx. 11'9 x 17'8. A spacious double bedroom with front facing window. There is a shelved and hanging wardrobe with sliding mirrored doors and ample space for additional furnishings. A further cupboard houses the gas central heating boiler.

**BATHROOM:**

Approx. 6'9 X 7'5. A recently upgraded bathroom with a bath with electric shower over, a wash hand basin and WC. Finished in modern wet wall with a heated towel rail and parador ceiling. There is a rear facing window offering both light and natural ventilation.



# 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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