

# Connelly Yeoman



50 BURNSIDE STREET, CARNOUSTIE, DD7 7HL

SEMI DETACHED COTTAGE



## Key Features

- Stone built Semi Detached Cottage located in a popular residential area
  - Within easy reach of most central amenities and services
    - Gas Fired Central Heating and Double Glazing
- Easy maintained gardens to the front, side and rear, Garden Shed



OFFERS OVER

**£140,000**

# Property Description

This attractive, stone-built SEMI DETACHED COTTAGE is situated in a popular area of the town, within easy reach of most central amenities and services, including local shops, Health Centre and with a frequent bus service close-by. The property offers spacious accommodation all on one level and benefits from Gas fired central heating and Double glazing. Externally, the property is set within an enclosed garden which is laid out for ease of maintenance. There is an ornamental front garden with wrought iron boundary railings and access gates to a parking area, a pathway and side area of garden leading to the enclosed, sunny westerly facing rear garden. Timber Shed included in the sale. The enclosed rear garden is laid out in stone paving slabs, stone chipped pathway and access to the side entrance door into the cottage

## ACCOMMODATION:

**ENTRANCE HALLWAY, KITCHEN, LOUNGE, REAR HALLWAY, SHOWER ROOM, 2 BEDROOMS.**

## ENTRANCE HALLWAY:

Enter into the property through a substantial timber front entrance door into the Hallway, in the hallway there is a storage cupboard housing the Gas central heating boiler, shelved storage and an access hatch into the loft space. CH Radiator.

## KITCHEN:

Approx. 8'9 x 11'4. Rear facing the kitchen is fitted with base and wall mounted units with work surfaces incorporating a stainless steel sink and mixer tap. Built-in stainless steel Double Oven, Electric Hob, plumbing and space for an automatic washing machine, and space for a fridge/freezer (both included). CH Radiator.

## LOUNGE:

Approx. 10'2 x 15'6. Spacious Lounge with a front-facing window. Built-in storage cupboard housing the electric meter and further storage area under the window. Marble fireplace and hearth with wooden fire surround. Ample space for furnishings. CH Radiator. Wall lights and ceiling light. Access from this room into a Rear Hallway.



**REAR HALLWAY:**

With a side door giving access out into the enclosed garden. Large, walk-in shelved storage cupboard with light. CH Radiator. Side-facing window.

**SHOWER ROOM:**

Approx. 8'x 5'9. Comprising vanity unit incorporating a wash-hand basin, WC., and a double shower cubicle housing an Electric shower. Tiled floor. CH Radiator. Side-facing opaque glass window.

**BEDROOM 2:**

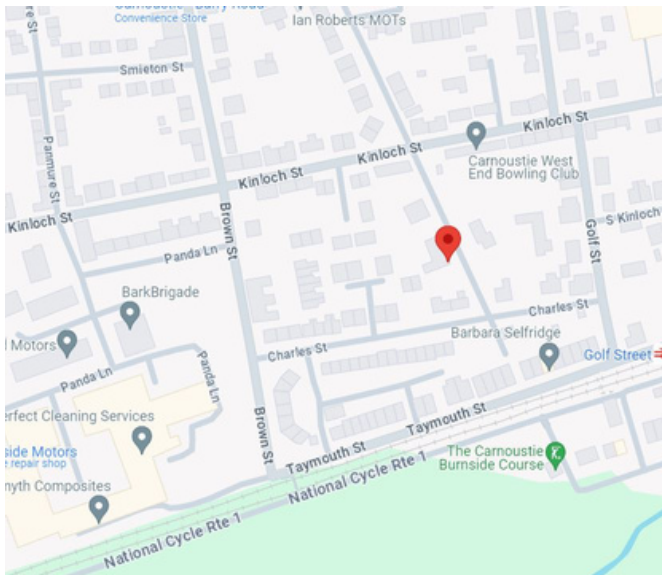
Approx. 9'5 x 8'2. A side-facing bedroom with a double shelved and hanging space wardrobe with sliding doors. CH Radiator.

**BEDROOM 1:**

Approx. 13'2 x 10'3. A rear-facing bedroom with a double shelved and hanging space wardrobe with sliding doors. CH 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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