

Connelly Yeoman



**'RICHMOND' 12 GUTHRIE STREET
CARNOUSTIE, DD7 6EL**

**STONE-BUILT TRADITIONAL
DETACHED DWELLINGHOUSE**



- Located in much sought after residential area of Carnoustie yet close to central amenities
- Beautifully presented Victorian style family home set within private, mature garden grounds
- Character features with modern fittings and finishes, Efficient Pressurised Central Heating System and Double Glazing
 - Off-street car parking, Garage, Established mature gardens surrounding the property



OFFERS OVER

£485,000

Property Description

This is a highly distinctive and much admired, traditional stone-built DETACHED DWELLINGHOUSE which occupies a large, mature garden plot and which is ideally located in a highly sought after, established residential area of Carnoustie, yet within easy reach of central amenities and services. Carnoustie is served by a whole host of amenities and services, including a great variety of local and national shops, cafes, restaurants, public houses and Hotels, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Course, together with the ever popular beach front and seaside promenade areas. Also of particular note, the property is within close proximity of well regarded primary and secondary schooling (both Carlogie Primary School and Carnoustie High School are within easy reach). The property can only be described as "walk-in condition" with modern, neutral decor and many of the original features have been retained, including ornate ceiling cornice, high ceilings, deep skirting boards, all complimented by stylish fittings and fixtures. There are also the benefits of a efficient pressurised central heating system and double glazing. The property is set within extensive garden grounds, with mature trees, shrubs and lawn areas to the front. To the side of the property, on Carlogie Road, there are electric entrance gates opening into an off-street parking area for several cars with access to the detached wooden Garage. The enclosed rear garden is neatly laid out to lawn and raised decking area. There is also a further side garden area ideal as a vegetable garden. Overall, this property is a fine example of a traditional, characterful family home and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, WET ROOM, LOUNGE, DINING ROOM, SITTING ROOM, LARGE DINING KITCHEN, UTILITY ROOM, SHOWER ROOM; **UPPER FLOOR:-** MASTER BEDROOM, 3 FURTHER BEDROOMS, 5TH BEDROOM/STUDY ROOM, FAMILY BATHROOM.

ENTRANCE VESTIBULE: Approx. 8'9 x 8'9. Enter via the main front entrance door, accessed by a footpath from Guthrie Street and leading through the mature front garden. Spacious Vestibule, with attractive tiled floor and the original ceiling cornice has been retained. From here there is the original stained glass internal door and matching side panels and overhead panels, leading through into the Hallway.

RECEPTION HALLWAY: A beautiful, welcoming Reception Hallway, with the original staircase and balustrade leading to the upper floor. Built-in shelved cupboard with hanging space. A further cupboard (with light) houses the gas fired pressurised central heating boiler, CH Radiator. Access from the Hallway into the Wet Room, Lounge, Dining Room and Kitchen.



WET ROOM:

Approx. 8'6 x 6'6. A lovely Wet Room which has full wall tiling, feature glass "floating" wash-hand basin, WC., and a power shower. Under-floor heating. Inset ceiling spotlights. Extractor fan. Rear-facing opaque glazed window.

LOUNGE:

Approx. 17'10 x 24'10 (into the bay window). A spacious and very well presented public room, with a large, front-facing bay window overlooking the front garden. Feature stone fireplace and hearth incorporating a wood-burning fire. Original ornate ceiling cornice, deep skirting and the beautiful bay window. There are automated, remote controlled window blinds at the bay window. There is also a side-facing window with fitted remote control blinds. Two CH Radiators provide space heating. Fitted wall lights and ceiling pendant light.

DINING ROOM:

Approx. 16'4 x 19'6. Another spacious and very well presented public room, with a large window overlooking the front garden. Original features include ornate ceiling cornice, deep skirting boards and a built-in shallow "press" cupboard. Feature stone fireplace and hearth incorporating a Gas Fire. CH Radiator. Access from here into the Sitting/Family Room.

SITTING / FAMILY ROOM:

Approx. 16'4 x 17'. A versatile room, ideal as a Sitting or Family Room, with a side-facing window. Original ceiling cornice, deep skirting boards and built-in shallow "press" cupboard. CH Radiator.

KITCHEN & DINING AREA:

Approx. 14'9 x 26'7. This area has been extended over the years and is truly a place where "the heart of the home" is. A generously proportioned room, with the kitchen area fitted with an extensive range of base and wall mounted units, granite worktop surfaces incorporating a sink with mixer and shower tap fitment. Space and plumbing for an American-style Fridge/Freezer. Smeg Coffee Machine and Combination Microwave Oven. Integral Dishwasher. A feature of the kitchen is the Electric Aga Range. There is a lovely "island" with seating area and an additional stainless steel sink with mixer tap and built-in under-counter Wine Cooler. Contemporary, wall mounted CH Radiators. Two beautiful light fitments and spotlights. This area flows through into the Dining area, which has both east and west facing electric remotely operated Velux roof windows with electric remotely operated blinds. Oak flooring. Inset spotlights. Tri-fold opening doors lead out in the rear garden area. Access from this area into the Utility Room.

UTILITY / LAUNDRY ROOM:

Approx. 13'5 x 11'3. Another well appointed room, with a feature Belfast sink with a mixer tap. Base units with wooden worktop surfaces. Plumbing and space for automatic washing machine and tumble dryer. Ceiling spotlights. Built-in storage. Oak flooring. CH Radiator. Window overlooking the garden. External door out into the rear garden area.

Access into the Shower Room.

SHOWER ROOM:

Approx. 4'6 x 10'5. Comprising WC and wash-hand basin, with a glass fronted shower cubicle housing a power shower. Extractor fan. Ceiling spotlights. Vanity cabinet with a mirror door. Contemporary wall mounted vertical CH Radiator with additional under floor heating.

UPPER FLOOR:

Staircase leading to the upper floor accommodation, with a beautiful, large rear-facing stained glass window on the landing area (this matches with the glass on the front door). Spacious upper landing area with an access hatch and Ramsay ladder leading into the floored loft space. Access from the landing to the Bedrooms and Family Bathroom.



MASTER BEDROOM:

Approx. 19' x 22'. Spacious master bedroom, with a beautiful bay window overlooking the front garden, over the roof-tops of Carnoustie and out towards the coast. Ample space for bedroom furnishings. Alcove area with glass shelving and a light. Access into the eaves for storage. CH Radiator.

BEDROOM 2:

Approx. 16'2 x 20'3. Another spacious double bedroom, with bay window overlooking the front garden and out over the rooftops towards the coast and beyond. Ample space for bedroom furnishings. CH Radiator.

BEDROOM 3:

Approx. 17'2 x 13'5. Spacious double bedroom, with a side-facing window. Two built-in storage cupboard (with shelving and hanging space) offer ample storage. Ceiling spotlights. CH Radiator.

BEDROOM 4:

Approx. 10'7 x 13'4. Double bedroom, with a side-facing window. Ceiling spotlights. CH Radiator.

**BEDROOM 5/STUDY ROOM/NURSERY:**

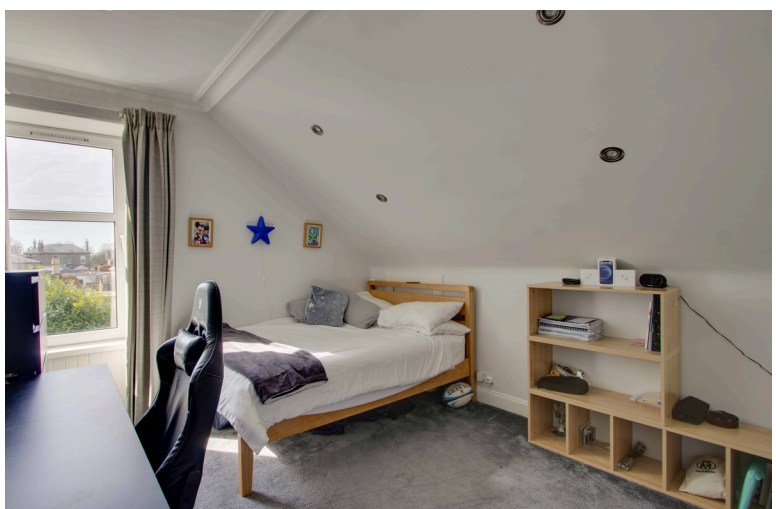
Approx. 8'10 x 11'6. This room offers adaptable room use, presently set out as a Study/Home Office but could be another bedroom if required. Front-facing dormer style window. CH Radiator.

FAMILY BATHROOM:

Approx. 6'6 x 11'9. Comprising a vanity unit with large storage drawer, incorporating the wash-hand basin with a mirror, light and further storage above. WC and a bath with an over the bath power shower. Finished with modern wall tiling. Under-floor heating. Modern CH Radiator. Bathroom fitments.

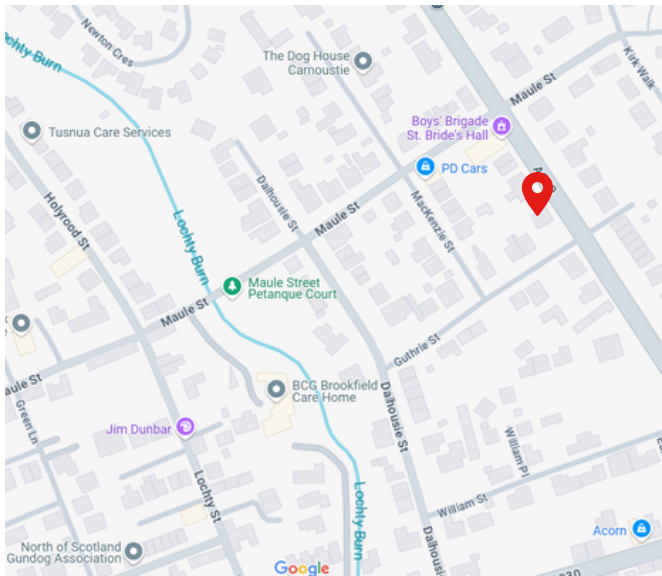
GARDENS & GARAGE:

The property is set within extensive garden grounds, with mature trees, shrubs and lawn areas to the front. A winding pathway leads to the front door. To the side of the property, on Carlogie Road, there are electric entrance gates opening into an off-street parking area for several cars and access to the detached wooden Garage. Adjoining the Garage there is a small Garden/Potting Shed. The enclosed rear garden is all laid out neatly to lawn areas, seating area and a secluded side area of garden suitable for growing vegetables. There is also a raised decking area at the tri-fold doors at the Dining Kitchen. Outside water tap.





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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