

# Connelly Yeoman



59 HOLYROOD STREET, CARNOUSTIE  
DD7 6HL

FIRST FLOOR  
APARTMENT



## Key Features

- Spacious first floor flat located within a popular residential area.
- Gas Central Heating and Double Glazing.
- Private fenced garden to the rear.



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OFFERS OVER

**£110,000**

# Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a popular residential area close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and comprises of a spacious lounge, kitchen, three bedrooms and a bathroom. Outside to the rear is a private fenced garden.

## **ACCOMMODATION:**

LOUNGE, KITCHEN, THREE BEDROOMS, BATHROOM.

## **ENTRANCE HALLWAY:**

External staircase leads to the front door and entry into the hallway with stairs and glass panelled door leading into the main hall. A cupboard houses the fuse board, access hatch leads into a partially floored loft. Radiator.

## **LOUNGE:**

Approx. 22'5 x 13'8. Through a glass panelled door into this bright lounge with double front facing windows with ample room for furniture. Radiator.

## **KITCHEN:**

Approx. 11'8 x 12'5. This room is rear facing with base and wall units with work surfaces incorporating a sink with mixer tap. Hotpoint oven with grill and separate gas hob with extractor above, plumbed for washing machine and space for further appliances. Wall mounted Worcester boiler and a radiator.



**BEDROOM 1:**

Approx. 18'2 x 12'10. A big spacious bedroom with front facing window. Wardrobe is included and a radiator.

**BEDROOM 2:**

Approx. 13'2 x 15'. Another spacious bedroom with a rear facing window with a lovely open outlook over the garden and beyond. Two shelved and hanging wardrobes. Radiator.

**BEDROOM 3:**

Approx. 10'10 x 11'2. Rear facing room with a radiator.

**BATHROOM:**

Approx. 7'4 x 8'6. Rear facing window with a WC, wash hand basin, a bath with over the bath electric shower finished with Wet wall, extractor fan and a radiator.

**GARDEN:**

Common access path to the front and to the rear there is a large private garden laid out in lawn with pathways and bordered by a wooden fence.



# Property Professionals

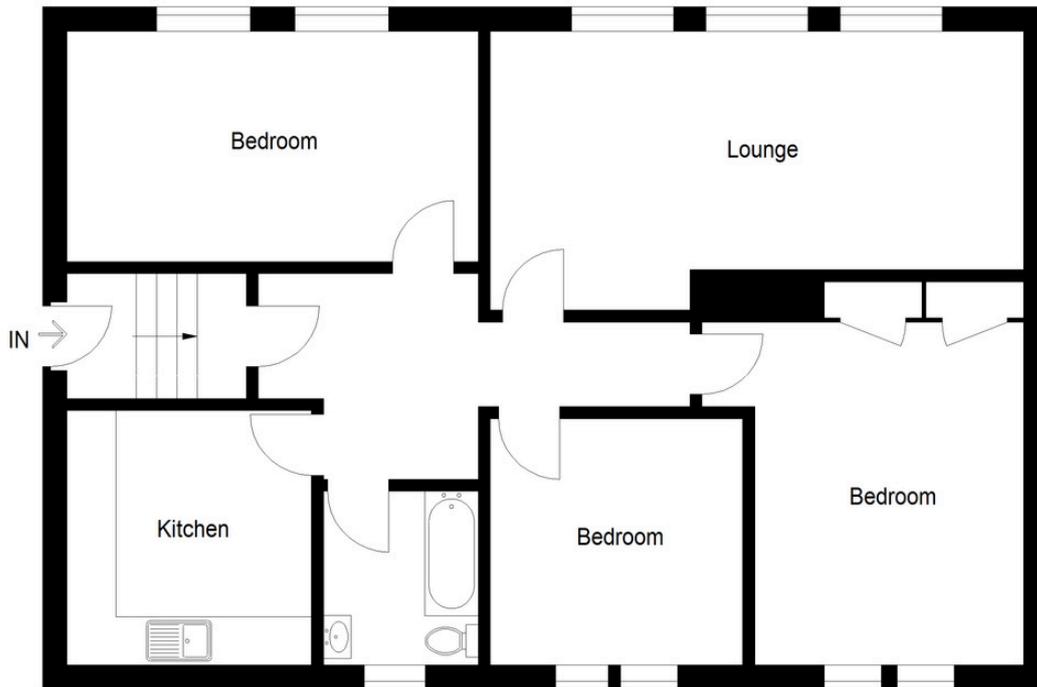
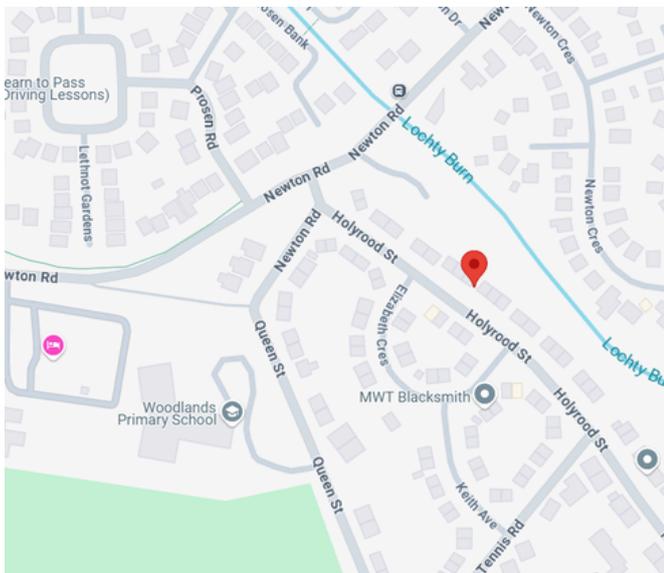


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