

Connelly Yeoman



**135 BARRY ROAD
CARNOUSTIE DD7 7QT**

TERRACED VILLA



- Well presented Terraced Villa located in a popular residential area of Carnoustie
 - Within easy reach of central amenities and services, local schools and shops
- Gas Fired Central Heating and Double Glazing, ample storage, partially floored Attic
- Enclosed gardens to the front and rear of the property, Residents' parking close-by



OFFERS OVER
£130,000

Property Description

135 Barry Road is a modern TERRACED VILLA which is situated close to the varied amenities and services on offer in the Angus coastal town of Carnoustie. The deceptively spacious accommodation is flexible and spread across two floors, with the benefits of Gas fired central heating and Double glazing. On entering the property there is a bright and spacious open plan Lounge, a well appointed Kitchen, modern Bathroom and on the upper floor there are 3 Bedrooms, a useful Boxroom/Study and access into the partly floored loft space. Externally, there are enclosed garden areas to the front and rear, all well laid out for ease of maintenance. The property would suit a variety of buyers, in particular making for a great First Time Buy, and early viewing is recommended.

ACCOMMODATION COMPRISING: OPEN PLAN LOUNGE, KITCHEN, BATHROOM; UPPER FLOOR:- 3 BEDROOMS, BOXROOM

LOUNGE: Approx. 19'5 x 12'10. From the front entrance via a double glazed door you enter the open plan Lounge which has two windows looking out over the garden. There are three CH radiators in the room and ample space for furniture settings. A glass panelled door leads through into the Kitchen. Off the lounge there is an inner hallway with a large understairs storage cupboard and cloaks area and from here the Bathroom is accessed.

KITCHEN: Approx. 12'7 x 9'3. A modern fitted kitchen with a range of base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink with a mixer tap. Built-in Electric Oven, Gas Hob with extractor above, Integrated Dishwasher and Automatic washing machine. There are inset ceiling spotlights, a CH radiator and a door giving access into the rear garden.

BATHROOM: Approx. 6'4 x 5'6. A vanity unit incorporates the wash-hand basin and the WC. There is a P-shaped bath which has an over the bath shower with deluge attachment and the area is finished in modern wet wall. There is a parador-style lined ceiling with spotlights, a heated CH towel rail and a rear-facing window providing natural ventilation and light.

UPPER HALLWAY: Staircase leading to the upper floor, here there are spotlights to the ceiling and access via a ramsay-style loft ladder to a partially floored attic.



HOME OFFICE/CUPBOARD: Approx. 5'10 x 5'4. Presently being utilised as a home office, there is power and light and the Gas central heating boiler is located here.

MASTER BEDROOM 1: Approx. 10'7 x 8'. The master bedroom overlooks the rear of the property and has a complete wall fitted with triple wardrobes (shelving and hanging space) with modern sliding doors. CH radiator.

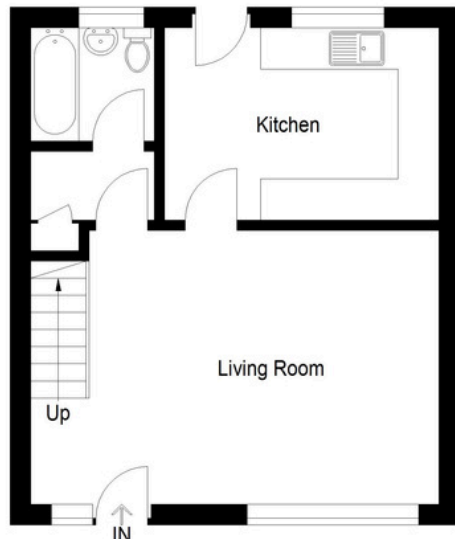
BEDROOM 2: Approx. 6'1 x 11'2. Window overlooking the front of the property. CH radiator.

BEDROOM 3: Approx. 11' x 8'4. This good-sized bedroom overlooks the front of the property and has a built-in shelved storage area. CH radiator.

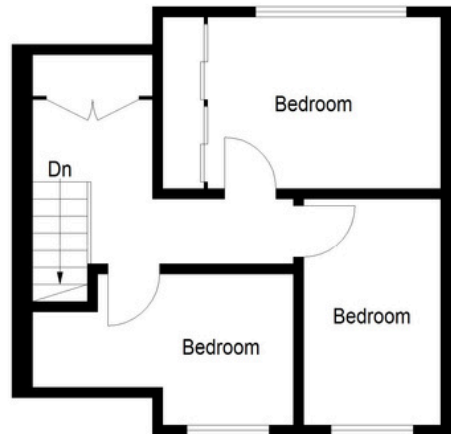
EXTERNALLY: The front garden has an enclosed area of lawn and a wooden shed (included in the sale) which has electric power. The rear garden is low maintenance and also fully enclosed, laid out with a patio/seating area and an area of Astro turf for low maintenance. A residents' car parking bay is located close-by.



Property Professionals

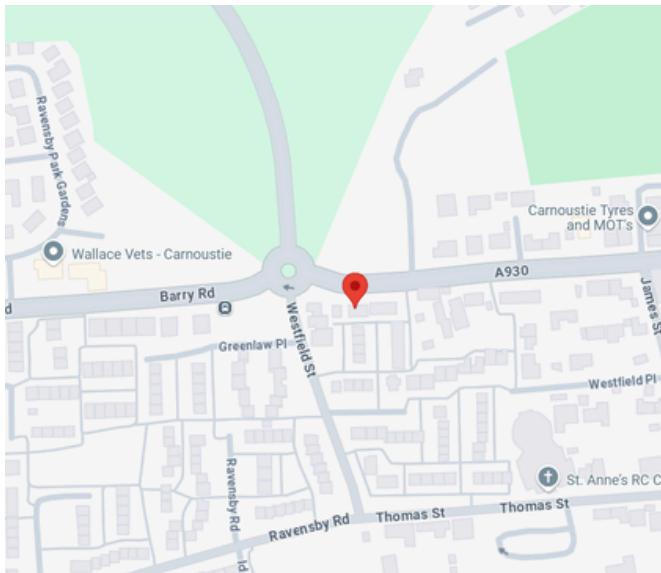


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1199361 / Ref:90529)



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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tspc

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