

# Connelly Yeoman

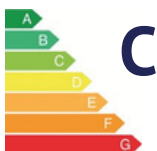


**52 RAVENSBY PARK GARDENS,  
CARNOUSTIE, DD7 7NY**

**DETACHED BUNGALOW**



- Set within a very desirable location close to popular schools and amenities
- A well presented bungalow with gas central heating, double glazing and solar panels
  - Easy to maintain gardens surround the house with raised decking, pergola with power point suitable for a hot tub & shed
- A large gated driveway leads to a detached garage



OFFERS OVER  
**£220,000**



# Property Description

This DETACHED BUNGALOW must be viewed to appreciate the accommodation on offer. Set within a very popular and quiet residential areas of Carnoustie and is conveniently located close to a variety of local services which include both secondary and primary schools, a variety of independent and national shops, cafes and restaurants, as well as the internationally renowned Championship links golf course, beautiful beaches. Commuting could not be easier with a railway station and the A92 giving access to Dundee, Aberdeen and other Angus towns. This delightful, well presented bungalow benefits from gas central heating, double glazing and solar panels which go into a feeding tariff and makes the property very economical to run. It comprises of a welcoming hallway, lounge, conservatory, dining room, kitchen, 2 double bedroom and a shower room. Surrounding the property there are mature gardens, neatly laid out with a sunny raised deck surrounding the conservatory, an area suitable for a hot tub with power and Pergola, drying area and wooden shed. Early viewing of this charming property would be highly recommended.

## ACCOMMODATION:

Hallway, lounge, dining room, conservatory, kitchen, 2 bedrooms, shower room.

## HALLWAY:

Entry is into a vestibule with a glass panelled door with glass side panels leading into the hallway. There is a storage cupboard housing the gas central heating boiler, a hatch into the loft and a radiator.

## LOUNGE:

Approx. 24' x 14'9. A bright front facing lounge with a feature corner log burner set on a slate hearth. There is ample room for furnishings, a radiator and a glass panelled door leading into the kitchen.

## KITCHEN:

Approx. 11'8 x 14'6. The kitchen is bright and modern with base and wall units and work surfaces incorporating a stainless steel sink with a mixer tap. There is a double stainless steel electric oven with a gas 4 burner hob with extractor above, an intergrated dishwasher, plumb space for an automatic washing machine and a breakfast bar area. The kitchen overlooks the garden to the rear of the property with a door out.

## DINING ROOM:

Approx. 10'10 x 14'9. A charming spacious dining room which could be utilised as a third bedroom with wood effect flooring, ample room for furnishings and a radiator.

## CONSERVATORY:

Approx. 13'6 x 14'3. A bright sunny conservatory with wood effect flooring and access into the rear garden, a radiator.





**BEDROOM 1:**

Approx. 15'4 x 11'8. A front facing double bedroom with a bedroom fitment comprising of wardrobes with overhead storage. This room overlooks the front of the property and has a radiator.

**BEDROOM 2:**

Approx. 11'5 x 14'7. A second double bedroom which overlooks the rear of the property and also has a bedroom fitment comprising of wardrobes, bedside cabinets, and overhead storage. There is also a double shelved and hanging wardrobe with sliding mirrored doors and a radiator.

**SHOWER ROOM:**

Approx. 8'8 x 10'6. A modern shower room with vanity unit which incorporates the wash hand basin and WC. A large glass shower cubicle houses a power shower with overhead shower, hand held attachments and jets. Finished with wet wall and floor tiling, a modern vertical radiator, spotlights and a rear facing window offering natural light and ventilation.

**GARDEN:**

The garden has been beautifully laid out and surrounds the property. The front has been neatly laid out with chip stones and a large lock block driveway with double gates giving access to a further lock block driveway with access to a detached garage. The rear garden has also been neatly laid out with a raised deck area surrounding the conservatory. There is a further decked area which has a power supply suitable for a hot tub with a pergola overhead and a drying area and shed with access via a gate to the side of the property.

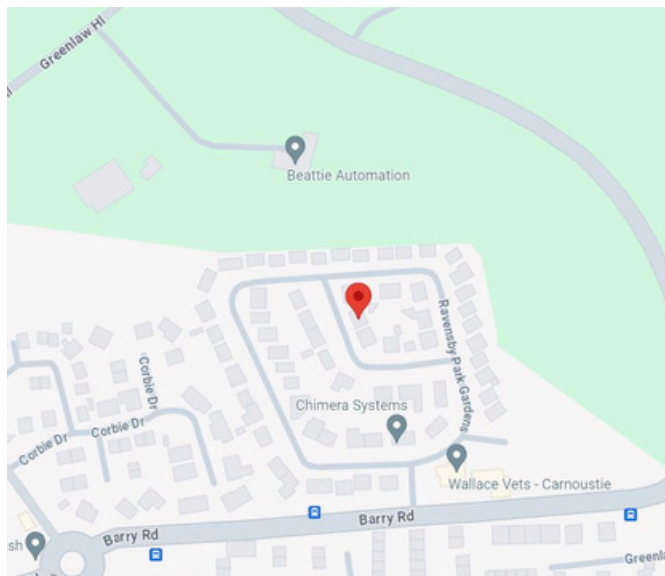
**DETACHED GARAGE:**

Approx. 14'2 x 26'6. The garage has power and light and an up and over door. It has an area suitable as a work shop and from here there is a side door leading into the garden and a window.





# 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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