

Connelly Yeoman



**12 MILLAR STREET
CARNOUSTIE DD7 7AS**

MID TERRACED COTTAGE



- Deceptively spacious and well presented End Terraced Cottage
- Located in a very popular residential area close to the town centre and amenities
 - Gas Fired Central Heating and Double Glazing, modern fittings and fixtures
 - Adaptable accommodation, Conservatory, Easily maintained garden area



OFFERS OVER
£170,000

Property Description

This attractive, deceptively spacious and bright, END TERRACE COTTAGE style property is ideally situated within a very popular residential area close to the town centre of Carnoustie and provides well proportioned accommodation over two levels. The property has been well maintained, having undergone a program of modernisation and renovation by the current owners, and has Gas fired central heating and Double glazing. Many of the attractive original features have been retained, enhanced by modern neutral decor, fittings and fixtures and there is lovely addition of a Conservatory overlooking the garden area. Overall, this property will suit a variety of buyers and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, CONSERVATORY, BEDROOM AREA, KITCHEN; UPPER FLOOR:- LARGE BEDROOM, BATHROOM.

ENTRANCE HALLWAY: Enter into the property via the main double glazed front entrance door into the welcoming Hallway, where there is feature wood panelling on one of the walls. Large under stair storage cupboard. Wide staircase with original balustrade leads to the upper floor accommodation. On the turn of the stairs at the bottom, there is a large window which overlooks the garden.

LOUNGE: Approx. 12'9 x 13'2. An attractive Lounge, with a front-facing window and a focal point Gas fire with dark wood fire surround, marble hearth and inlay. Shelved alcove with storage cupboard below. Ceiling rose. CH Radiator. Internal panelled doors and windows, period cottage style/look/effect. Large double doors through into the Conservatory.

CONSERVATORY: Approx. 10'4 x 9'6. A lovely addition to the property, with laminate wood-effect flooring, double glazed windows with display plinths/shelving all the way around. Double doors lead out into the garden.

BEDROOM 2: Approx. 13' x 10'6. Entrance door from Yeaman Street. This area could be curtained off to form another Bedroom, neutral decor.

KITCHEN: Approx. 12'8 x 11'4. A well appointed Kitchen, with small breakfast bar area, wood-effect flooring and there are two large windows overlooking onto Yeaman Street. The Kitchen is fitted with country cottage style base and wall mounted units, wood-effect worktops and tiled splashbacks. Built-in 5 burner Gas Hob with extractor above. Space for an American style Fridge/Freezer. Built-in double Ovens, Washing machine, Dishwasher and Tumble Dryer, ALL INCLUDED IN THE SALE.



UPPER FLOOR: Staircase leading to the upper floor, where there is a large Bedroom and the Bathroom. A door with glazed leaded panels leads off the landing area into the boiler room Approx. 6'4 x 4'3 which a skylight roof window (ample storage space)

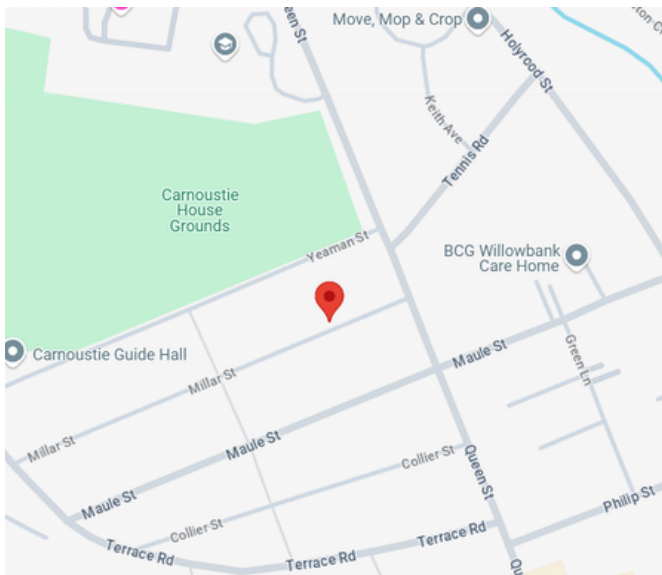
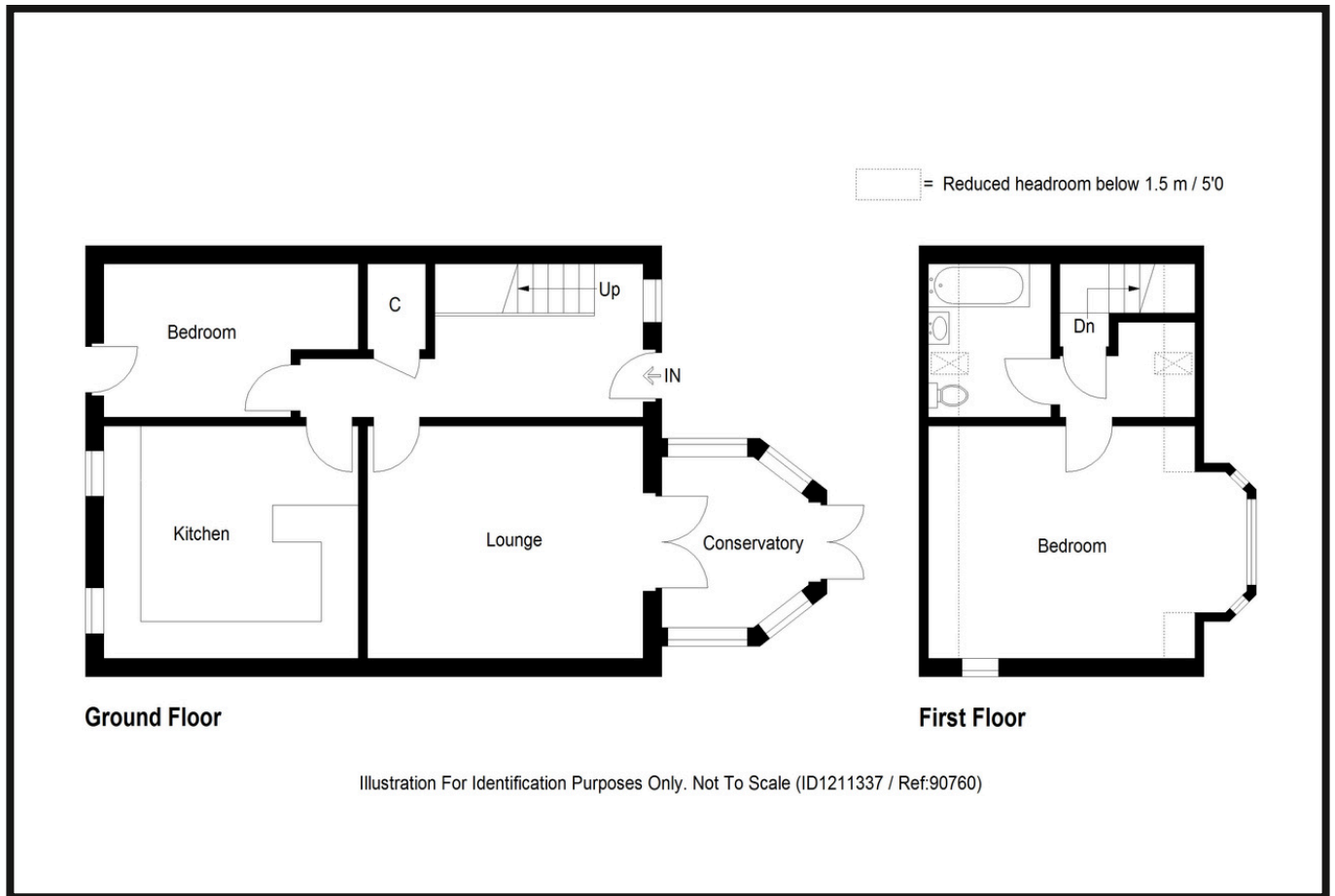
BEDROOM 1: Approx. 20'4 (into the bay window) x 12'2. A very bright and spacious main Bedroom, which has been recently freshly painted and which has a large front-facing bay window and a further smaller side-facing window, making for a very bright room. Coombed ceilings (fall down ceilings) Access into the eaves space for storage. Fresh carpeting. CH Radiator.

BATHROOM: Approx. 9'6 x 7'4. Comprising a two piece white bathroom suite with a large bath, fully tiled walls, and a roof window, ceiling downlights.

GARDEN: The garden area is to the front of the property, laid out in coloured stone-chips with mature shrubs and bushes, an open area with a gate leading to access onto Millar Street.



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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