

Connelly Yeoman

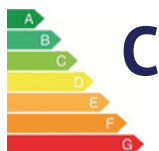


27 PRIMROSE STREET, CARNOUSTIE, DD7 7QB

MID TERRACED VILLA



- Set within a very desirable location close to popular schools and shops
 - An immaculately presented family home
 - Decorated in modern neutral colours
- Easy to maintain gardens with sunny patio areas and shed



OFFERS OVER
£165,000

Property Description

This lovely modern MID TERRACED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within an ideal central location, close to all local amenities and services, this immaculately presented family home offers spacious rooms and has the advantage of a driveway. Decorated in modern neutral tones with a gas central heating system and double glazing and comprises, on the ground level, a spacious lounge, recently renovated dining kitchen and a family shower room.. On the upper level there are 4 bedrooms with ample storage and a WC. The rear garden has a decked area which can be accessed from the kitchen, a further patio area and borders with shrubs in this easy to maintain space and a storage shed. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools, as well as the internationally famous Championship Golf Course and only minutes from the A92 which gives an easy commute to Dundee and all local Angus towns.

ACCOMMODATION:

LOUNGE, DINING KITCHEN, FAMILY SHOWER ROOM, WC, 4 BEDROOMS

HALLWAY:

Enter into a good size vestibule which has fresh neutral decor and a large understairs storage cupboard with ample hanging space and into a spacious hallway. On the stairs a mid landing with window giving lots of natural light.

LOUNGE:

Approx. 12'10 x 12'7. A lovely bright room overlooking the front of the property with ample room for furnishings, recessed area with built in shelving for display and a solid wood floor.

UPPER HALLWAY:

high level built in storage cupboard and access to a WC.

DINING KITCHEN:

Approx. 14'4 x 8'9. This recently renovated kitchen is a lovely modern space with a substantial built in dining breakfast bar/table. There are Slate grey Shaker style units and wood effect work surface. Ceramic sink, Gas hob with cooker below, extractor hood and white brick effect splashback. Plumbed for an automatic washing machine, space for a fridge freezer and a built in cupboard. Wood effect herringbone style flooring. The window overlooks the rear garden and a door leads out into the garden.

FAMILY SHOWER ROOM:

Approx. 5'2 x 6'4. Recently decorated this space has a large walk-in shower with sliding glazed doors, a vanity unit housing a wash hand basin and a WC, tiling to dado rail height, a Parador style ceiling, Moroccan style flooring and an Xpelair.



BEDROOM 1:

Approx. 15'1 x 10'1. With a lovely large window overlooking the rear garden, this room is neutrally decorated and has ample room for furnishings and has a large built in double wardrobe.

BEDROOM 2:

Approx. 12'7 x 9'2. A front facing good sized room with neutral decor, built in wardrobe and ample room for furnishings.

BEDROOM 3:

Approx. 10'1 x 9'2. Overlooking the front with built in cupboard and neutral decor.

BEDROOM 4:

Approx. 11'5 x 9'6. Another good sized room overlooking the rear garden with built in cupboard and neutral decor.

WC:

Approx. 4'11 x 3'6. Decorated in a lovely modern colour with a 2-piece white suite, Moroccan style flooring and an Xpelair.

GARDENS:

To the front, a driveway with coloured chip stones, bordered by a hedge. The rear garden is laid out for ease of maintenance, a door leads out from the kitchen onto a decked area and a further patio seating area is bordered with mature shrubs and a garden shed. Shared access lane for bins.



Property Professionals

GROUND FLOOR
46.8 sq.m. approx.

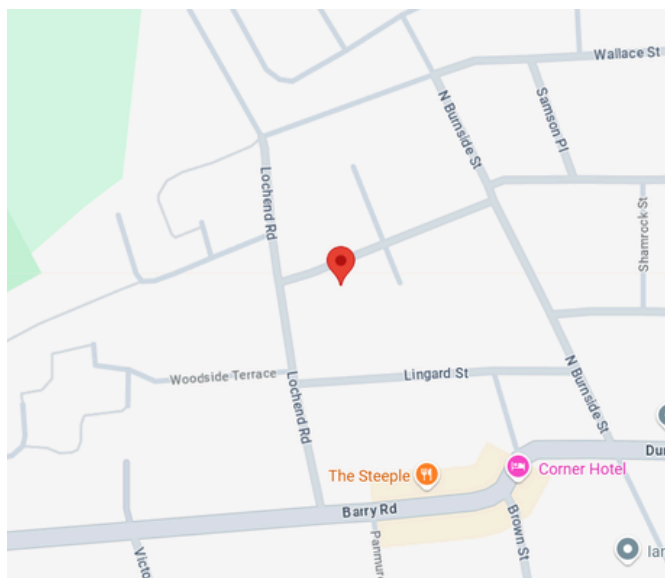


1ST FLOOR
50.3 sq.m. approx.



TOTAL FLOOR AREA: 97.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Connelly
Yeoman**

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