

Connelly Yeoman

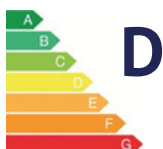


40 HIGH STREET, CARNOUSTIE, DD7 6AH

**TOP FLOOR
MAISONETTE**



- Set within a very desirable location close to popular schools and shops
- An immaculately presented family home of generous proportions
- Decorated in modern neutral colours the many original features
- A secluded rear garden with entertainment area and summerhouse



OFFERS OVER
£155,000

Property Description

This modern TOP FLOOR MAISONETTE must be viewed to appreciate the bright, spacious accommodation on offer. Set within an ideal central location, close to all local amenities and services. Decorated in modern neutral tones with a gas central heating and double glazing, there is a spacious lounge with bay window and lovely sea views, a breakfasting kitchen, two bedrooms and a family bathroom. On the upper level are a further two bedrooms one with bay window and stunning views. There are multiple cupboards giving great storage space. To the rear of the property is a mutual lawned area with drying area and the property has a private outbuilding. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, schooling at primary and secondary levels as well as the internationally famous Championship Golf Course. Only minutes from the A92 which gives an easy commute to Dundee and all local Angus towns.

ACCOMMODATION:

LOUNGE, BREAKFASTING KITCHEN, BATHROOM, 4 BEDROOMS

HALLWAY:

A nice bright hallway with window, wood effect flooring, cloaks cupboard with hanging rail and good size downstairs storage cupboard. Two further large cupboards one with shelving and the other houses the boiler. Carpeted staircase leads upstairs and glass panelled door leads into the kitchen.

LOUNGE:

Approx. 13'3 x 15'11. A lovely bright room with front facing bay window and views over the sea. Original features includes ceiling rose and cornicing with downlights. Wood effect flooring flowing through from the hallway. CH radiator.

BEDROOM 1:

Approx. 10'11 x 13'6. Front facing room with carpet flooring and neutral decor with traditional ceiling rose ceiling. CH radiator.

BREAKFASTING KITCHEN:

Approx. 12'1 x 16'2 This L shaped room has a side facing window and is fitted with a range of modern base and wall units, co-ordinating work surfaces with a stainless steel 1½ sink and mixer tap, 4-burner gas hob and electric oven with extractor fan overhead and finished in mutual splashback tiling. A breakfast bar area for casual dining and tiled flooring. Plumbed space for dishwasher, washing machine, tumble dryer. Space for fridge freezer. CH radiator and downlights.



BEDROOM 2:

Approx. 15'4 x 11'. Rear facing with carpet flooring and neutral decor. CH radiator.

UPPER HALLWAY:

A small cupboard into the eaves space and access to the two upper level bedrooms.

BEDROOM 3:

Approx. 14'2 x 20'9. (at the widest points) Front facing with a bay window and lovely sea views. Carpet flooring and CH radiator.

BEDROOM 4:

Approx. 9'10 x 6'11. A single bedroom with carpeted flooring and Velux roof window. CH radiator.

FAMILY BATHROOM:

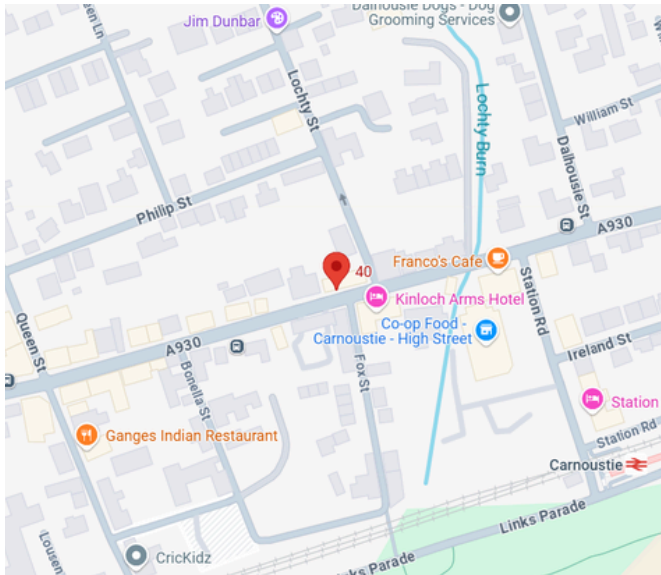
Approx. 11'1 x 4'6. Fitted with a 3-piece modern suite, the wash hand basin is set in a vanity unit with storage below, includes a mains power shower over the bath, tiled walls to the suite areas, tiled flooring, chrome towel rail and downlights.

GARDEN:

Shared garden laid out mainly in lawn and drying poles and a private outbuilding.



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.

**Connelly
Yeoman**

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