

# Connelly Yeoman



**24 QUEEN STREET, CARNOUSTIE, DD7 7AY**

**TRADITIONAL DETACHED VILLA**



- Set within a very desirable location close to the centre of Carnoustie's wide range of local and national shops and restaurants
- An immaculately presented family home of generous proportions
  - Retaining many original features and traditional charm
  - Enclosed mature front garden
- Immaculately presented, fully enclosed south facing rear garden with sunny patio area and garden



OFFERS OVER  
**£255,000**



# Property Description

A rare opportunity to acquire this charming traditional DETACHED VILLA, ideally situated on the sought-after Queen Street in the heart of Carnoustie. This beautifully maintained home boasts a wealth of original features that reflect it's period character offering an unique blend of timeless elegance and comfortable modern living. The accommodation is generously proportioned throughout and comprises of a bright and welcoming porch, open plan dining kitchen, delightful sun room, a traditional sitting room/bedroom 3 with high ceilings, decorative cornicing, original floor and feature fireplace, and family bathroom. Upstairs 2 spacious bedrooms continue the theme with generous proportions and both have charming bay windows. Externally there is an enclosed mature front garden bordered by a wall with railings, a secluded and enclosed south facing rear garden with patio perfect for enjoying those sunny summer days, a garden shed, and side gate access. Located just a short walk from the beach, local amenities and excellent transport links to other Angus towns and villages and further afield to major Scottish cities. 24 Queen Street offers the ideal balance of costal living with traditional appeal. Early viewing is highly recommended to fully appreciate the charm this unique home has to offer.

## ACCOMMODATION:

**PORCH, LARGE DINING KITCHEN, SUN ROOM, SITTING ROOM OR BEDROOM 3, FAMILY BATHROOM, AND A FURTHER DOUBLE BEDROOMS.**

### PORCH:

Entry is into a lovely porch with views of the front garden. From here into an inner hallway, where there is an original stair case leading to the upper floor, a large under stairs storage cupboard with light.

### LARGE DINING KITCHEN:

Approx. 10'5 x 26'4. A lovely large open plan social space with both rear and front facing windows. The dining area overlooks the front garden and has a shelved alcove with under storage, ample space for a dining table and chairs and a radiator. A breakfast bar divides the two areas. The kitchen has a range of base and wall units with work surfaces incorporating a bowl sink with a mixer tap. There is an electric oven, gas hob with extractor above, plumb spaces for an automatic washing machine, dish washer and space for a fridge freezer. With access here into the Sun Room.

### SUN ROOM:

Approx. 20'8 x 12'4. A flexible space with ample room for furnishings. with double patio doors leading into the garden to the rear with additional windows to the side and rear allowing for an abundance of natural light to flood room. Radiator.

### SITTING ROOM OR BEDROOM 3:

Approx. 13'2 x 16'7. A charming front facing room with many original features including original wooden floor, a feature fire place with tiled inlay and hearth and wooden surround, shelved alcove with under storage, cornicing, picture rail and a radiator.

### FAMILY BATHROOM:

Approx. 9' x 8'. A tranquil bathroom comprising of a wash hand basin, WC and bath with an over the bath electric shower. There is an extractor fan, spotlights to the ceiling, bathroom fittings and a radiator.





**UPSTAIRS LANDING:**

The hallway at the top of the stairs has a rear facing window with under storage area. From here the loft can be accessed.

**MASTER BEDROOM:**

Approx. 15'1 x 15'. Spacious double bedroom with a bay window, this room has a sunny outlook and ample room for furnishings and a radiator.

**BEDROOM 2:**

Approx. 10'10 x 15'. A large double bedroom with bay window and ample space for furnishings and a radiator.

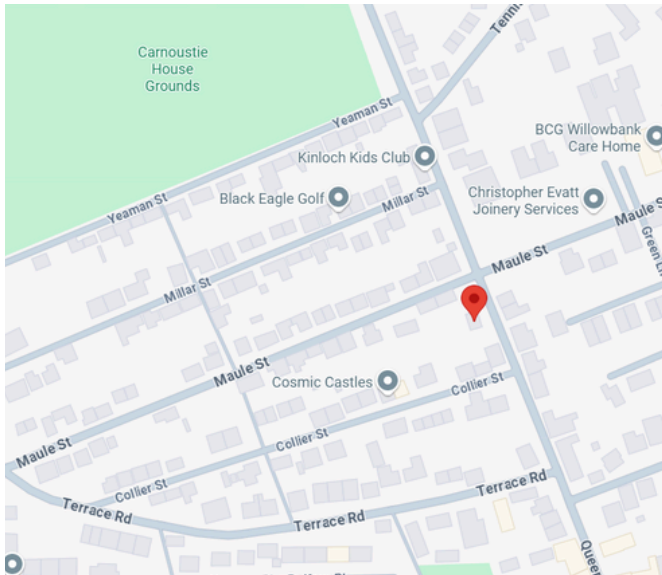
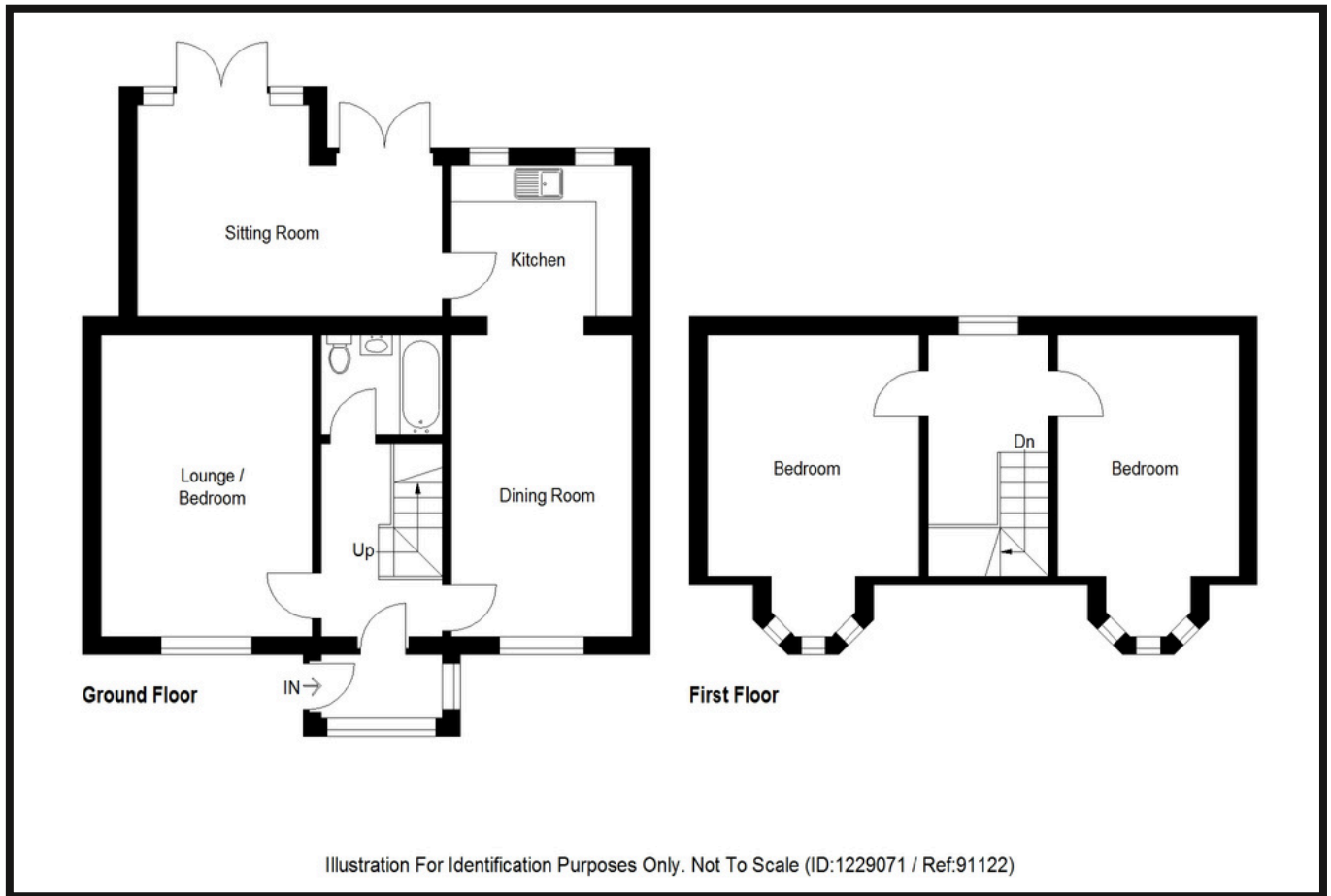
**OUTSIDE:**

Mature enclosed front garden. The south facing rear garden is fully enclosed and neatly laid out with an area of lawn bordered by established shrubs and evergreens. There is a sunny patio seating area with access into the Sun Room. A garden shed and a gate providing access to the side of the property.





# 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**

**tspc**

Connect with us

