

# Connelly Yeoman



**26 RAVENSBY ROAD, CARNOUSTIE, DD7 7NX**

**TERRACED VILLA**



- Set within a popular residential area of similar styled properties close to amenities
  - An immaculately presented home offering well proportioned accommodation
    - Gas Fired Central Heating, Double Glazing, modern decor and fittings
      - Easily maintained gardens to the front and rear of the property



OFFERS OVER  
**£135,000**



# Property Description

This well presented TERRACED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Located in a very popular and well established residential area on the western periphery of the town, yet within easy reach of most central amenities and services, this particular property offer well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. Carnoustie is served by various amenities and services, including a variety of local and national shops, cafes, restaurants and public houses, main east coast railway station, well regarded primary and secondary schools, as well as the internationally famous Championship Golf Course and lovely sea front area of the town, you are also within just minutes' drive from the A92 which gives an easy commute to Dundee and all local Angus towns. Externally, there are neatly laid out are easily maintained gardens to both the front and rear of the property. This property would suit a variety of buyers and early viewing is recommended.

**ACCOMMODATION: ENTRANCE HALLWAY BREAKFASTING KITCHEN, LOUNGE, BATHROOM & SHOWER; UPPER FLOOR:- 2 DOUBLE BEDROOMS, TOILET/WC.**

## **ENTRANCE HALLWAY:**

Enter into the property via the main double glazed entrance door, with a front-facing window allowing ample natural light into this area. CH Radiator. Staircase leading to the upper floor accommodation. Built-in unders-tair storage cupboard.

## **BREAKFASTING KITCHEN:**

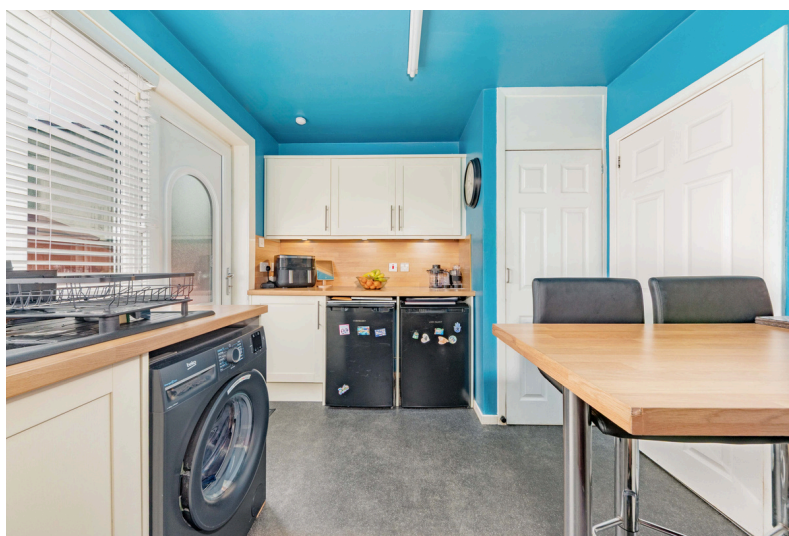
Approx. 14'10 x 11'2. The kitchen is spacious, with a breakfast bar worktop and seating area. There is a rear-facing window and external door out into the rear garden. The kitchen is fitted with modern base and wall mounted units, co-ordinating worktop surfaces incorporating a sink with a mixer tap. Built-in Electric Oven, Hob with extractor and splashback. Under-unit lighting. Plumbing and space for an automatic washing machine. Under-counter space for fridge and freezer. Extractor fan. CH Radiator. Built-in storage/utility cupboard which is shelved and provides ample storage.

## **LOUNGE:**

Approx. 15' x 15'8. Another spacious, well proportioned room, with a front-facing window overlooking the front garden. Two CH Radiators.

## **BATHROOM & SHOWER:**

Approx. 7'7 x 11'10. The bathroom has been extended and comprises a WC., wash-hand basin and bath. There is a separate shower cubicle housing an Electric shower. Inset ceiling spotlights. Extractor fan. Heated towel rail. Bathroom fitments. Opaque glazed window for natural light and ventilation.





**UPPER HALLWAY:**

At the top of the staircase there is a large, built-in storage cupboard. CH Radiator. Access to the Bedrooms and Toilet/WC. Access hatch into the loft space.

**TOILET/WC:**

Approx. 3'6 x 5'5. Comprising a WC and wash-hand basin.

**BEDROOM 1:**

Approx. 15'4 x 11'6. Spacious main bedroom with a front-facing window. CH Radiator.

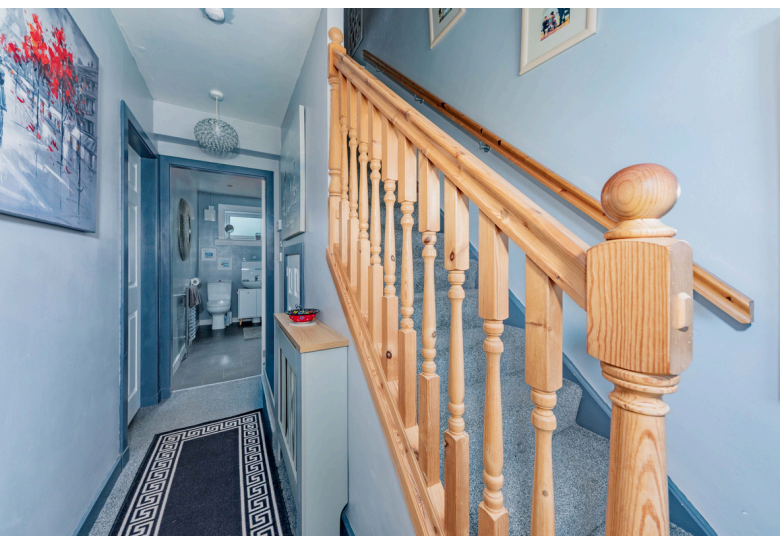
**BEDROOM 2:**

Approx. 15'6 x 11'8. Another spacious bedroom, with a rear-facing window. CH Radiator.

**GARDENS:**

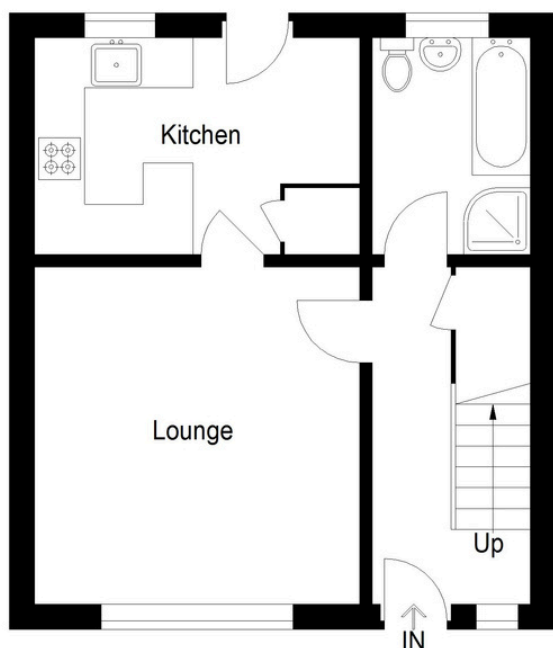
Front garden area which is enclosed and which has a patio area and an area with artificial turf and bordered by established shrubs.

Fully enclosed rear garden, laid out in paving slabs for ease of maintenance. Timber Shed included. Bin storage area. Gate leads out for bin access and onto the rear pathway.

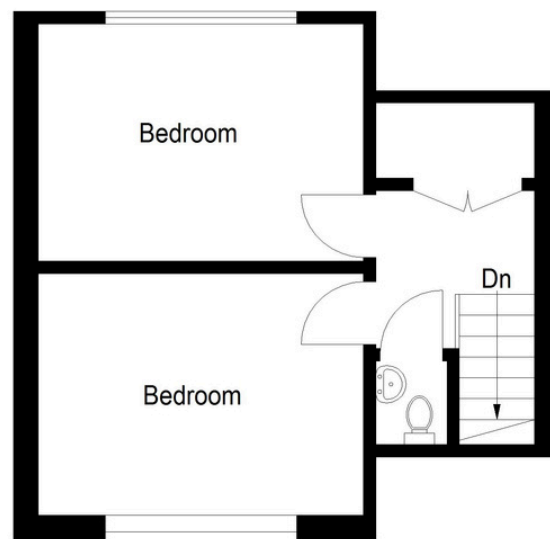




# Property Professionals

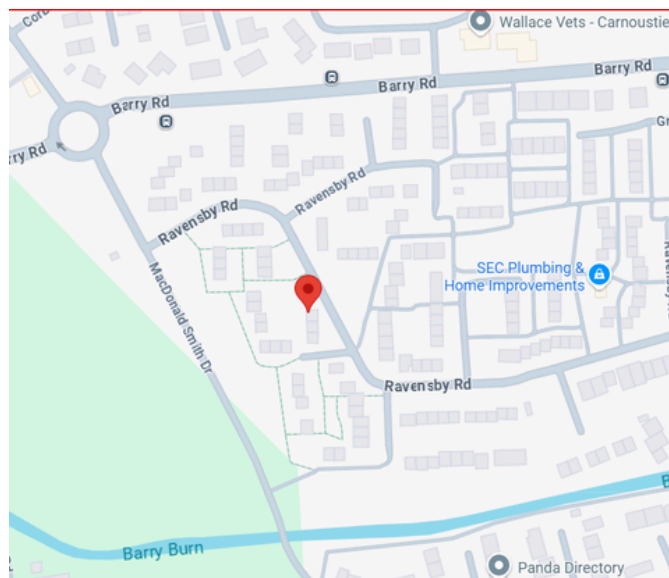


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1228511 / Ref:91109)



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Yeoman**

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