



**4 TORRIE PARK  
EAST HAVEN, BY CARNOUSTIE DD7 6LZ**

**SEMI DETACHED  
BUNGALOW**



- Attractive Semi Detached Bungalow located in popular coastal village hamlet of East Haven
  - Ideally located within reach of central amenities and services of Carnoustie
  - Gas fired central heating and Double glazing, ample storage
- Easily maintained Gardens to the front and rear, large Outbuilding/Home Office



OFFERS OVER  
**£220,000**



# Property Description

This very attractive and well presented SEMI DETACHED BUNGALOW enjoys a lovely, south-facing aspect with lovely views out to the coastline and sea, and is ideally situated within the very popular seaside village hamlet of East Haven, located not far from the town of Carnoustie. East Haven is a beautiful coastal village retreat where there is a small community of several properties and you are just a stone's throw from the coastline. There is a regular bus service in operation for travel into Carnoustie and further afield to Arbroath. The property offers well proportioned accommodation and benefits from Gas fired central heating (new gas boiler recently fitted) and Double glazing. Externally, the front garden is laid out mostly to lawn, with a paved patio area and paved pathway. The rear garden is fully enclosed, laid out mostly to lawn, with patio and seating areas. There is a useful Outbuilding with power and light and timber Shed. Overall, this property would suit a variety of buyers and early viewing is recommended.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, BEDROOM 2, MASTER BEDROOM 1 WITH EN SUITE SHOWER ROOM, BATHROOM, KITCHEN, DINING ROOM, CONSERVATORY.**

**ENTRANCE VESTIBULE & HALLWAY:** Enter into the property via the double glazed front entrance door into the Vestibule, which has tiled-effect flooring and a glass panel door through into the Hallway. In the Hallway, which is carpeted, there are three good-sized storage cupboards (two of which are fitted with shelving and the third has coat hooks and houses the electric meter and fuse box) and access hatch and fitted loft ladder into the loft space, which is carpeted and has fitted storage (scope for further expansion subject to the usual Local Authority planning permissions, etc., being obtained by any purchaser and the terms of which we will not be liable).

**LOUNGE:** Approx. 15'6 x 13'4. A super bright and spacious Lounge, with a large, front-facing picture window which offers superb views out towards the coastline and sea beyond. Neutral decor and fitted carpeting. CH Radiator. Feature marble-effect fireplace, mantle and inlay, incorporating an Electric fire.

**BEDROOM 2:** Approx. 10'2 x 13'5. A lovely bright double Bedroom, with a front-facing window offering super coastal and sea views. Ample space for bedroom furnishings, built-in double wardrobe (shelving and hanging rail), fitted carpeting and a CH Radiator.





**BEDROOM 1:** Approx. 13'5 x 9'3 (at widest point). This is the main Bedroom, which has a rear-facing window, built-in double wardrobes (shelving and hanging rail), fitted carpeting and a CH Radiator. Access into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:** Approx. 2'11 x 5'11. Comprising a two piece modern bathroom suite with wash-hand basin set in a vanity unit with storage below. Shower enclosure housing an Electric shower and wet wall panel finish throughout.

**BATHROOM:** Approx. 6'3 x 6'8. Comprising a three piece bathroom suite with an Electric shower over the bath. Full wall tiling. Tiled floor. Rear-facing opaque glazed window. Heated CH towel rail. Inset ceiling spotlights.

**KITCHEN:** Approx. 13' x 9'. The Kitchen is fitted with a range of base and wall mounted units, co-ordinating worktop surfaces and stainless steel sink with mixer tap. Free-standing Electric Cooker Oven, Grill with 4 burner hob and extractor hood above. Integrated Microwave. Space for an undercounter fridge and freezer, plumbing and space for automatic washing machine. Tiled-effect flooring. Rear-facing window which looks into the Conservatory. CH Radiator. Built-in storage cupboard with storage for household items and which houses the gas central heating boiler. Double doors lead off into the Dining Room and a further door into the Conservatory.

**DINING ROOM:** Approx. 11' x 8'7. A dual aspect room, with both front and side-facing windows, the front window offering fine sea views. Ample space for dining table and chairs. Fitted carpeting. CH Radiator.

**CONSERVATORY:** Approx. 13'5 x 7'11. This is a great addition to the property offering further living space, with ample space for furniture settings or adaptable room use, with windows to two sides, and double Patio doors leading out to the rear garden. Tiled-effect flooring.

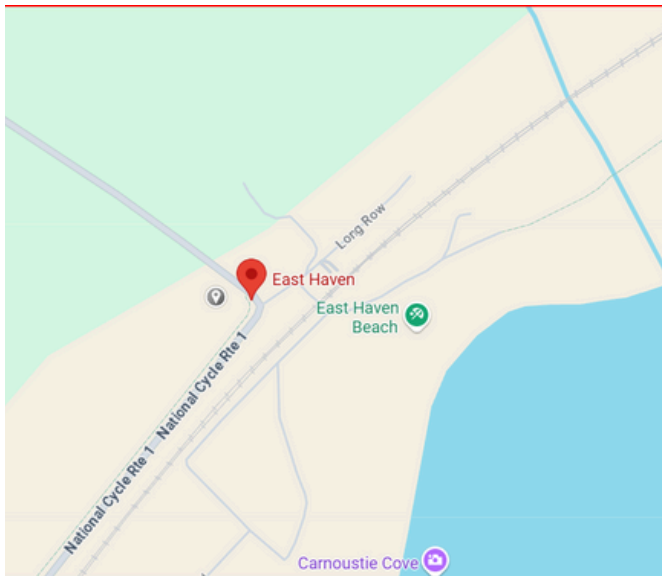
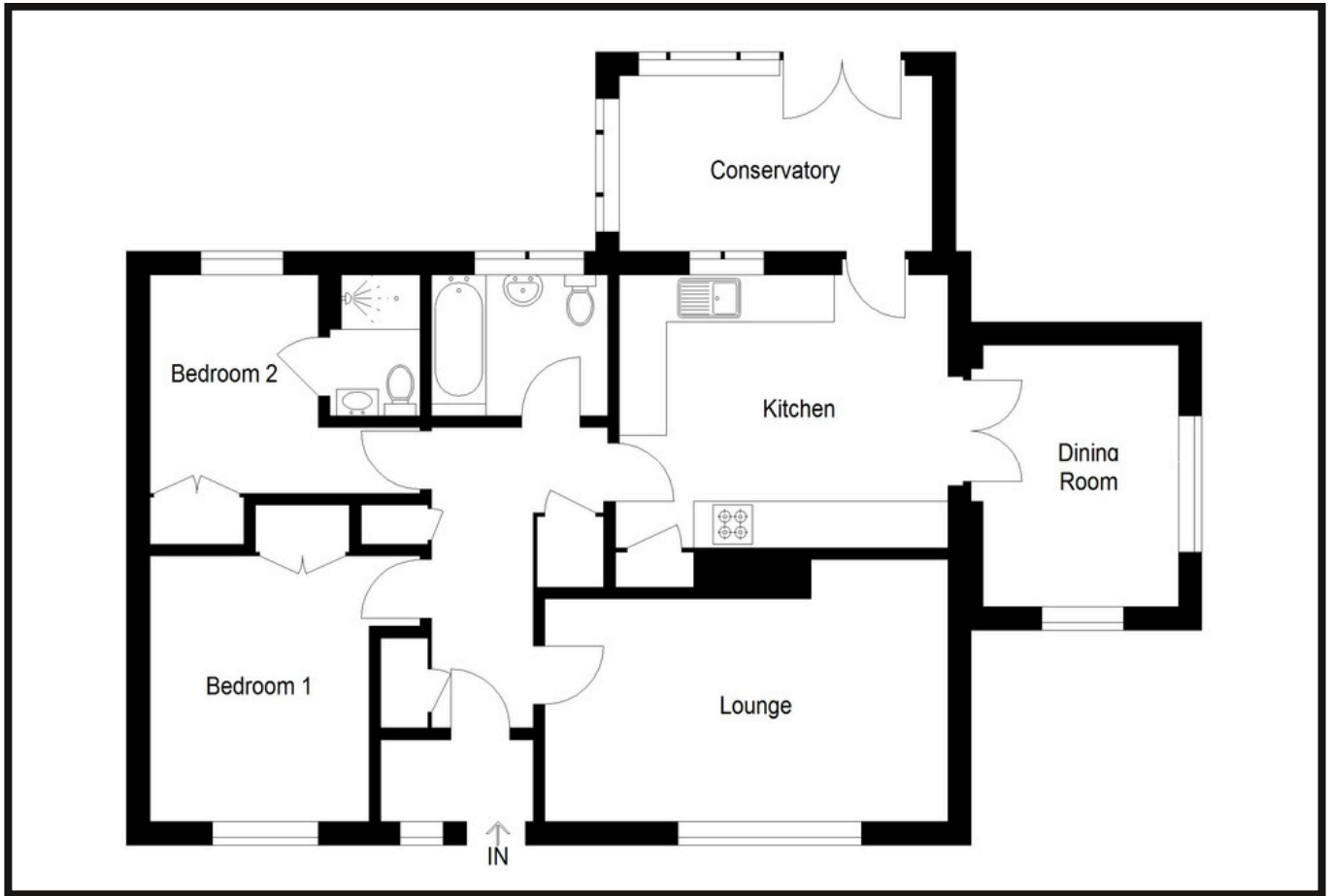
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**GARDENS:** Externally, the front garden is laid out mostly to lawn, with a paved patio area and paved pathway to the front door. The rear garden is mainly laid to lawn and is fully enclosed. There is a timber patio area for outdoor seating, a timber Garden Shed (with power and light, fitted shelving) included in the sale and a further paved patio area. Raised area with flower planters. There is residential car parking located close-by in the village square area. Side gate access to the front.

**OUTDOOR ROOM:** Approx. 9'8 x 8'11. A useful outbuilding with power and light, side-facing window, carpeting, making an ideal home office space.



# 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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