



**4 WALLACE STREET  
CARNOUSTIE DD7 7BN**

**DETACHED COTTAGE-STYLE  
DWELLINGHOUSE**



- Ideally located in a very popular residential area close to amenities and services
- A deceptively spacious Dwellinghouse offering accommodation over two levels
  - Double Glazing, ample storage, Large Summerhouse
- Driveway with parking, Large Detached Garage, South-facing front garden area



OFFERS OVER  
**£255,000**



# Property Description

This attractive DETACHED DWELLINGHOUSE is ideally located in a very popular residential area of Carnoustie, within easy reach of central amenities and services, including a variety of local and national shops, cafes and takeaway outlets, restaurants and public houses, Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links together with the ever popular beach front and promenade areas. The property is located within easy reach of both primary and secondary schools, with Carnoustie High School located close-by. The property offers deceptively spacious accommodation over two levels and benefits from Gas fired central heating (boiler not in operation) a wood burning stove, and Double glazing. Externally, there is an established garden to the front. Here there is a large driveway offering parking for several cars, a detached double garage, and beautifully laid out ground with mature shrubs, a stone-chipped drying area, raised lawn, seating area and a lovely timber Summerhouse enjoying a sunny aspect and a further lawn area. Overall, this property would suit a variety of buyers, with ample scope for further upgrading or remodelling of the house, and viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, DINING KITCHEN, FAMILY BATHROOM, LOUNGE OPEN TO THE SITTING/DINING AREA & BAR, TWO GROUND FLOOR BEDROOMS; UPPER FLOOR:- 2 BEDROOMS.

**ENTRANCE HALLWAY:** Attractive entrance door into the welcoming Hallway, where there is a built-in storage cupboard with space for the Gas boiler (the gas boiler is not in operation). Walk-in storage cupboard with shelving and hanging space, and access from here into the large floored loft space.

**DINING KITCHEN:** Approx. 11'8 x 15'2. A generously proportioned Kitchen and Dining area, with the kitchen area fitted with base storage units, co-ordinating worktop surfaces incorporating a coloured sink and mixer tap. Space for cooker. Plumbing and space for an automatic washing machine and space for a fridge/freezer. Breakfast bar and seating area. There is an area suitable for formal dining. CH Radiator. Built-in larder cupboard.

**FAMILY BATHROOM:** Approx. 8'5 x 9'3. Comprising WC., wash-hand basin and a corner bath. Separate shower enclosure housing an Electric shower. Wall tiling at the shower area and to dado height on further walls. Rear-facing opaque window allows for natural light and ventilation. Built-in shelved airing cupboard. Tiled floor. CH Radiator.

**LOUNGE:** Approx. 20'10 x 16'. A spacious Lounge, with a feature corner wood burning stove set on a tiled hearth, double aspect windows, one to the front, one to the rear. Two CH Radiators. From the Lounge it is open into a hallway and delightful sitting/dining/ bar area.

**SITTING/DINING AREA & BAR:** Approx. 21'3 x 19'. This area has a lovely sunny seating/dining area and bar area. Windows overlooking the front garden. From this area there is a wooden balustrade staircase leading to the upper floor accommodation.





Located on the ground floor are two Bedrooms.

**BEDROOM 1:** Approx. 10'4 x 16'. A large, spacious double Bedroom, with a front-facing window. Ample space for bedroom furnishings. CH Radiator.

**BEDROOM 2:** Approx. 8'5 x 12'2. Another good-sized Bedroom, with a rear-facing window. CH Radiator.

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Staircase to the upper floor where there are two further Bedrooms. Attractive landing area at the top of the stairs, with a front-facing window overlooking the front garden.

**BEDROOM 3:** Approx. 11' x 15'5. A spacious Bedroom, with a front-facing bay window. Coombed or falldown ceilings. Wardrobe with shelving and hanging space. CH Radiator.

**BEDROOM 4:** Approx. 11'6 x 10'9. Spacious Bedroom, with a rear-facing window. Coombed or falldown ceilings. Wardrobe with shelving and hanging space. CH Radiator.

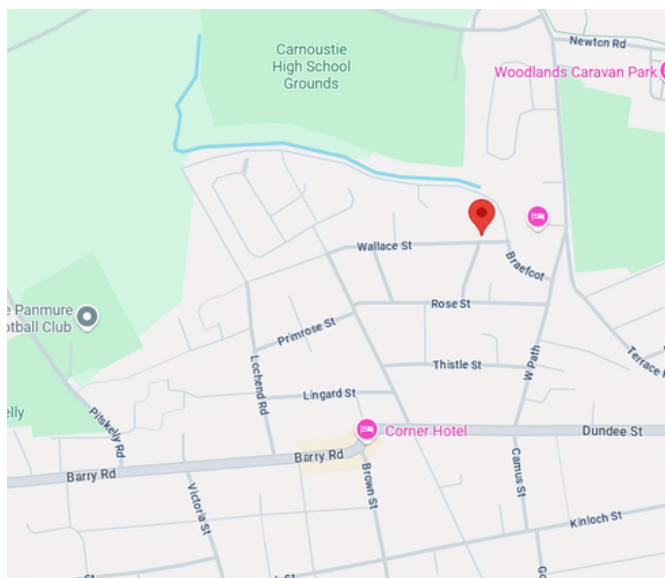
**GARDENS & GARAGE:** Externally, there is an established garden to the front. Here there is a large driveway offering parking for several cars, a detached double garage with power and light, and beautifully laid out grounds with mature shrubs, a stone-chipped drying area, raised lawn, seating area and a lovely timber Summerhouse enjoying a sunny aspect and a further lawn area.



# Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID1230636 / Ref.91153)



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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