

Connelly Yeoman



**"KINBRUACH" MILL ROAD BARRY
BY CARNOUSTIE DD7 7RP**

DETACHED BUNGALOW



- Ideally located in the ever popular village of Barry, within easy reach of central amenities
- An attractive detached Bungalow property offering well proportioned accommodation
- Oil Fired Central Heating, Double Glazing (timber encasement & UPVc), ample storage
 - An established, mature garden plot, driveway, Detached Garage



**OFFERS OVER
£229,000**

Property Description

This attractive DETACHED BUNGALOW occupies an established, mature garden site and is ideally located in the very popular village hamlet of Barry, By Carnoustie, within easy reach of central amenities and services the town has to offer. Carnoustie is a popular seaside town located just a 20 minute commute of both Dundee and Arbroath, and is served by a whole host of various amenities and services, including a variety of local and national shops, cafes, restaurants and Hotels, a Health Centre, Leisure Centre, well regarded primary and secondary schools, as well as the internationally famous Championship Golf Course and Links. The recently improved seafront area is where you can enjoy lovely promenade walks, bicycle rides along the main coastal cycle path and various outdoor leisure pursuits. Further afield, the countryside reservoir parks of both Monikie and Crombie are located just 10 minutes' drive away from Carnoustie, so you can enjoy the best of both seaside and country. There are good public transport bus routes serving Carnoustie and you are only 5 minutes drive from the main A92 dual carriageway which allows commuting to both Dundee, Arbroath and all local Angus towns. The property offers well proportioned rooms and benefits from Oil fired central heating and a mixture of both timber encasement and UPVc double glazing. Externally, the property sits within an established, mature garden plot; there is a lock-block driveway offering off-road car parking, areas of patio and seating, offering seclusion and enjoying a sunny aspect; a patio area leading to the front door, bordered by established shrubs and to the other side there is a lovely, secluded garden area with a pond, laid to lawn with established shrubs, rockery area and a stone-chipped seating area enjoying a sunny aspect. Early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, INNER HALLWAY, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, LOUNGE, DINING ROOM, CONSERVATORY, 2 BEDROOMS, BATHROOM, KITCHEN, UTILITY AREA & BOOT ROOM.

ENTRANCE HALLWAY: with access to the Master Bedroom and a further inner Hallway. In the Hallway there is a built-in shelved storage cupboard housing the electric fuse box. A further shelved storage cupboard with light and a third built-in airing cupboard with hanging space and CH Radiator.

MASTER BEDROOM 1: Approx. 10'10 x 15'2. A bright and spacious master bedroom with a rear-facing window. Fitted bedroom furniture, with a range of wardrobes (shelving and hanging space) a vanity area with drawer and overhead storage. Further vanity area with drawers, bedside cabinets and a chest of drawers. Wood-effect laminate flooring. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 5'8 x 5'7. Comprising a two piece bathroom suite, vanity area with mirror and light. Shower cubicle housing a power shower. Full wall tiling. A front-facing window allows for natural ventilation. Extractor fan. CH Radiator.

LOUNGE: Approx. 15'9 x 21'4. A generously proportioned Lounge, with a rear-facing window. Feature wooden mantelpiece incorporating an Electric fire on a tiled hearth. Brass-effect fender. Wall mounted picture light. CH Radiator. The ceiling has unique, hand-made wooden ceiling panels. Ceiling pendant light. A window and door leads out on to the rear patio area.

From the Lounge double opening glass doors lead through into the Dining Room.

DINING ROOM: Approx. 8'10 x 13'8. This is another spacious public room, with ample space for dining table and chairs. Feature unique, hand-made wooden panels. CH Radiator. Ceiling pendant light. Double doors lead into the Conservatory

CONSERVATORY:

Approx. 9'8 x 9'9'. A lovely addition to the property, with double doors which take you out in to the front garden area, with a secluded seating area and the garden pond. Laminate flooring, fitted wall lights and a CH Radiator.



BEDROOM 2: Approx. 9'6 x 10'2. Spacious double bedroom, with a rear-facing window. Double wardrobe with shelving and hanging space. CH Radiator.

BATHROOM: Approx. 6' x 6'8. Comprising a three piece coloured bathroom suite, fitted bathroom cabinets with mirror doors, bathroom fittings and an extractor fan.

BEDROOM 3: Approx. 7'2 x 10'7. Bedroom with a front-facing window. Laminate flooring. CH Radiator.

From the Hallway a glass panel door leads into the Kitchen.

KITCHEN: Approx. 8'9 x 10'6. Base and wall mounted storage units, worktop surfaces incorporating a sink and mixer tap. Electric Hob and extractor hood above. An archway leads off the Kitchen through to a Utility area.

BOOT ROOM: Plumbing and space for an automatic washing machine. Space for a fridge/freezer. Glass panel door from here leads to a Rear Vestibule/Porch area which measures approx. 7'8 x 6'4 - with a door out to the garden, and also a window overlooking the garden. Wall tiling.

GARDENS: The property sits within a mature garden plot, with areas of lawn, patio and seating areas, enjoying privacy. Mature shrubs and flower borders. Timber oil tank storage.

GARAGE: Approx. 13' x 18'10 A spacious, detached Garage with electric power and double opening doors.



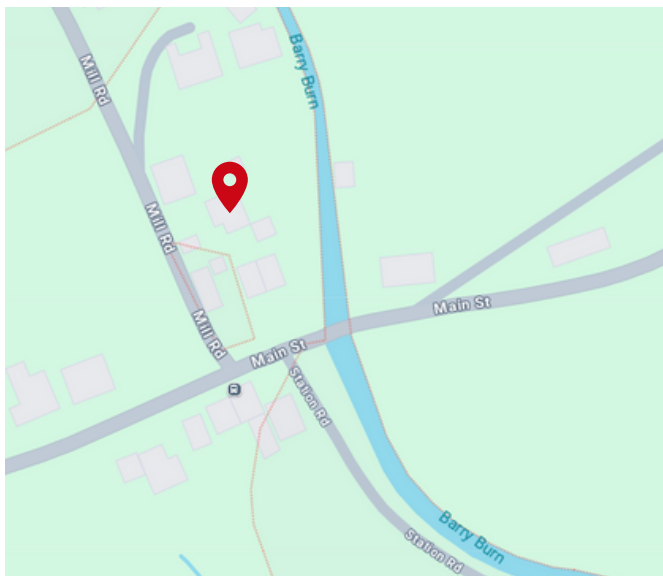
Property Professionals

GROUND FLOOR
115.0 sq.m. approx.



TOTAL FLOOR AREA: 115.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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