

Connelly Yeoman



**31 LOWSON AVENUE
CARNOUSTIE DD7 6BS**

SEMI DETACHED VILLA



- A well presented, bright and spacious Semi Detached Villa close to Westhaven area
- Located in a sought after residential area yet within easy reach of central amenities
- Gas Fired Central Heating and Double Glazing, Rear(southerly)-facing Conservatory
- Stone-chipped off-street Drive with ample parking, Gardens to the front and rear



OFFERS OVER
£155,000

Property Description

This very attractive, bright and airy, SEMI DETACHED VILLA is ideally situated within a sought after residential area, close to the town centre amenities and within easy walking distance of the pretty seafront area of Westhaven in Carnoustie. The property provides well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. On entering the property there is a welcoming Hall area, with access to the Lounge, Kitchen and a rear-facing Conservatory enjoying a sunny, southerly aspect. The staircase leads to the upper floor where there are two double sized Bedrooms and a Bathroom. Externally, there is a stone-chipped driveway providing off-street car parking and a lawned garden to the front. The delightful, southerly-facing enclosed rear garden is neatly laid to lawn and sunny patio area. Early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALL AREA, LOUNGE, KITCHEN, CONSERVATORY/SUN ROOM; UPPER FLOOR:- 2 DOUBLE BEDROOMS AND BATHROOM.

ENTRANCE HALL: Enter into the property via the main double glazed front entrance door into the welcoming Hall area. In the Hall an opaque glazed panel window allows ample natural light into the Hall area, with tiled flooring and there is a built-in under-stair storage cupboard (housing the electrics) and a CH Radiator. Carpeted staircase leading to the upper floor accommodation. A glass panelled door leads off into the Lounge. A further glass panelled door leads into the Conservatory/Sun Room.

LOUNGE: Approx. 12'4 (into the recess area) x 16'5. A bright and spacious Lounge, with a large front-facing square bay window overlooking the front garden. Recessed alcove area with shelving. Focal point fireplace with a marble effect inlay, hearth and wooden surround/mantle incorporating a Gas Fire. Two CH Radiators.

KITCHEN: Approx. 12'2 x 8'3. The kitchen is fitted with base and wall mounted units, co-ordinating worktop surfaces incorporating a sink with a mixer tap. Tiled splashbacks. **Electric Cooker/Oven, 4 burner Gas Hob and concealed extractor hood above.** Plumbing and space for an **automatic washing machine, tumble dryer and space for a Fridge/Freezer, these kitchen appliances are included in the sale.** CH Radiator. Rear-facing window overlooking the rear garden.



CONSERVATORY/SUN ROOM: Approx. 8'8 x 9'4. A lovely bright room which enjoys a sunny aspect and has windows overlooking the rear garden. Tiled floor, CH Radiator. Double patio doors lead out into the enclosed rear garden.

UPPER FLOOR: Staircase to the upper floor, with a side-facing window. Upper landing with access into the Bedrooms and Bathroom. A ceiling hatch gives access into the floored loft space, with fitted loft ladder.

BEDROOM 1: Approx. 11'11 x 10'8. Spacious double bedroom with a front-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirrored doors. Additional storage cupboard. Fitted carpet. CH Radiator.

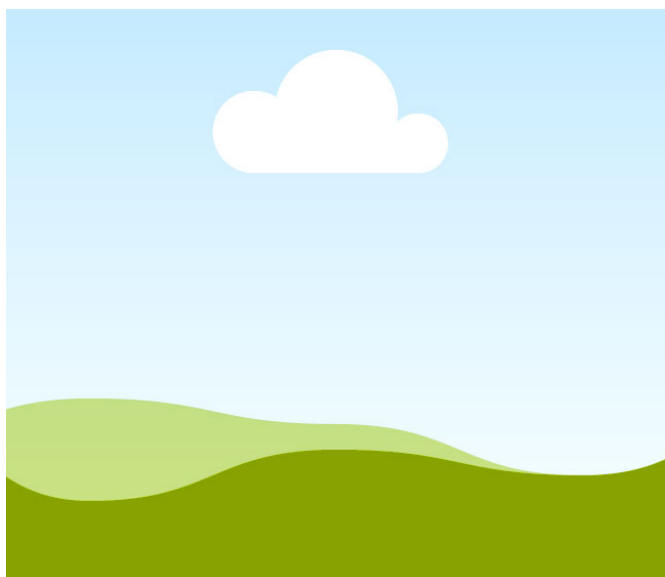
BEDROOM 2: Approx. 9'11 x 11'7. Another spacious double bedroom with a rear-facing window offering fine views towards Westhaven seafront. Built-in double wardrobe with shelving and hanging space (housing the gas boiler). Fitted carpet. CH Radiator.

BATHROOM: Approx. 6'8 x 6'2. Comprising WC., wash-hand basin and bath with an over the bath shower to tap. Finished in modern wet wall panels. Side-facing opaque glass window. CH Radiator.

EXTERNALLY: Stone-chipped driveway provides off-street car parking. Front garden laid to lawn with paved pathways and low level boundary wall. Side entry timber gate leads through to the delightful, enclosed rear (southerly facing) garden neatly laid out in lawn, patio area, rotary clothes dryer and a timber Shed, included in the sale.



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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