



**54 THOMAS STREET
CARNOUSTIE DD7 7LN**

**FIRST FLOOR
APARTMENT**



- Spacious and very well presented First Floor Apartment
- Located within a popular residential area close to amenities and services
- Gas Fired Central Heating and Double Glazing, modern decor, fittings and finishes
 - Private Garden with Lawn and Sunny Patio Area



OFFERS OVER
£95,000

Property Description

This most impressive, bright and airy, and recently upgraded FIRST FLOOR APARTMENT is ideally situated within a popular residential area close to local shops and with most amenities and services close-by. The property provides generously proportioned accommodation over one level, is decorated in fresh, modern neutral tones, stylish and modern fittings and finishes, and enjoys the benefit of Gas fired central heating, Double glazing and has ample storage. Accommodation comprises of a Hallway, bright and spacious Lounge, a modern and well appointed Kitchen, two double-sized Bedrooms (with the main Bedroom having wall to wall fitted robes) and a modern Bathroom. Outside there is a mutual path, with private lawned side area leading to a private garden space with sunny patio. Overall, this well presented Apartment would suit a variety of buyers, perhaps making an ideal First Time Buy, and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM.

ENTRANCE HALLWAY:

External staircase leads to the newly fitted glass and composite front door leading into the hallway which has two large storage cupboards, one with shelving and hanging/cloaks (which houses the fuse board) and another utility cupboard with shelving and hanging space. CH radiator. Ceiling hatch with access into a partially floored loft.

LOUNGE:

Approx. 12'2 x 15'8. A generously proportioned Lounge, entered by a glass panel door, and which has modern décor, wood-effect floor, CH radiator and a large rear-facing window.

KITCHEN:

Approx. 9'6 x 11'5. A glass panelled door leads into this bright, spacious Kitchen which is fitted with modern white high gloss finish base units with co-ordinating work surfaces, stainless steel sink with mixer tap, and stainless steel Electric Oven and Gas Hob. Plumbing and space for an automatic washing machine, dishwasher and space for a fridge/freezer.



BEDROOM 1:

Approx. 13'5 x 8'9. A bright and spacious front-facing double-sized Bedroom with one wall complete with modern wood and mirror triple wardrobes incorporating shelving and hanging space. CH radiator.

BEDROOM 2:

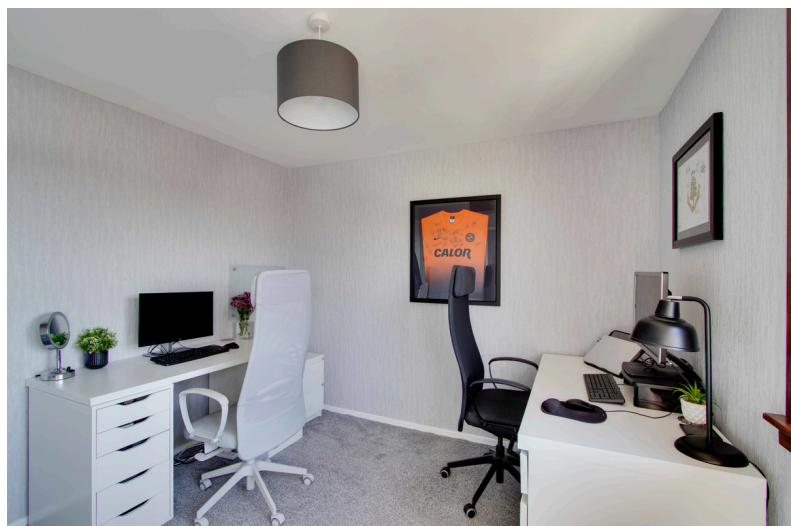
Approx. 11'3 x 10'. Another bright and spacious, front-facing double-sized Bedroom with ample room for bedroom furnishings. CH radiator.

BATHROOM:

Approx. 4'8 x 8'3. Comprising a 3-piece bathroom suite consisting of a wash-hand basin, WC and bath with over the bath Electric shower and finished with modern wall tiling. Extractor fan, bathroom fittings and a heated towel rail. Side-facing opaque glazed window allows for ample natural light.

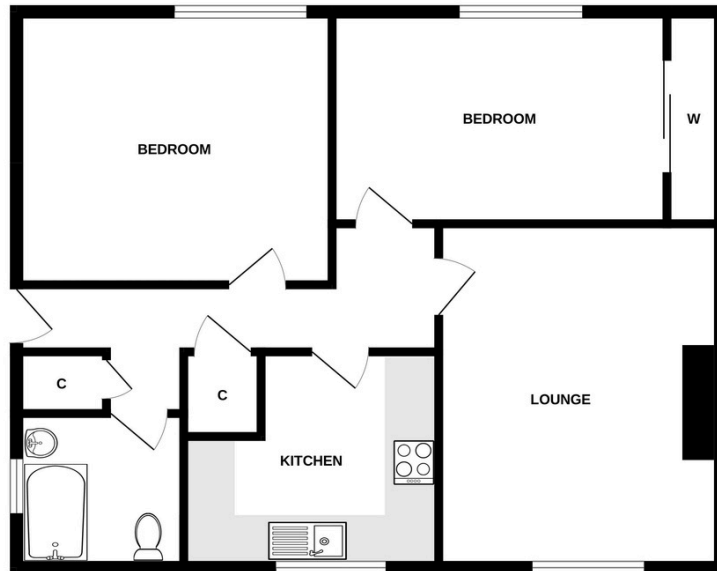
GARDEN:

A gate gives access to a mutual path, bordered by a private lawn, which leads to a private garden laid out in lawn and a sunny patio area bordered by a wooden fence.

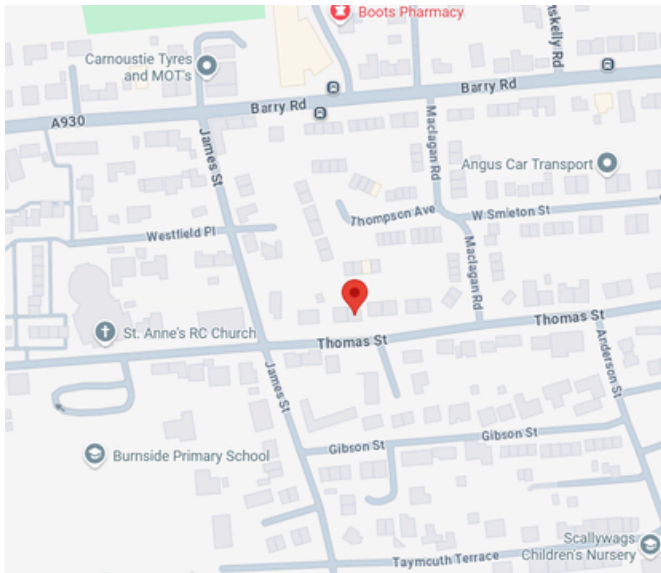


Property Professionals

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
Made with Mirograph 02005



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**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA