

# Connelly Yeoman

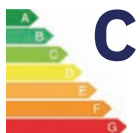


**9 BALFOUR PLACE  
CARNOUSTIE DD7 7AH**

**TOP FLOOR  
APARTMENT**



- Spacious and well presented Top Floor Apartment
- Located in a popular residential area close to the town centre and amenities
- Gas Fired Central Heating and Double Glazing, traditional features retained
- Mutual rear drying green to the rear of the building



OFFERS OVER  
**£100,000**



# Property Description

This attractive, bright and airy, two bedroom TOP FLOOR APARTMENT forms the top floor of a tenement block of similar flatted dwellings and is ideally situated in a popular residential area located just a few minutes' walk from the main High Street of the town of Carnoustie. Carnoustie boasts a whole host of amenities and services, including local and national shops, cafes and restaurants, hotels, public houses together with a Health Centre, Leisure Centre and the Apartment is also within easy reach of the famous Golf Links and popular seafront and beach areas of town. This particular property enjoys outstanding and uninterrupted views out over the rooftops towards the Golf courses, River Tay Estuary and coastline beyond. There is a mutual rear drying green area to the rear of the building. Overall, this property would suit a variety of buyers and viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE WITH SUPERB VIEWS, DINING KITCHEN, SHOWER ROOM, 2 BEDROOMS.**

Mutual entrance close, and rear access out to the mutual drying green; mutual stairwell up to the top floor landing.

**ENTRANCE HALLWAY:** Entrance door into the Hallway, with access into the Lounge, Dining Kitchen, Shower Room and Bedrooms.

**LOUNGE:** Approx. 13'2 x 13'9. A bright and spacious Lounge with large, front-facing window offering up outstanding views out over the rooftops towards the Golf Links and beyond. Original features include ornate ceiling cornice, ceiling rose, deep skirting boards and arched alcove with glass shelf and spotlight. CH Radiator. Ample space for furniture settings.

**DINING KITCHEN:** Approx. 8'5 x 16'5. This is a good-sized Dining Kitchen and the kitchen area is fitted with base and wall mounted storage units, worktop surfaces and a stainless steel sink with a mixer tap. Breakfast bar/seating area. Built-in Electric Oven, Hob and extractor above. Plumbing and space for automatic washing machine, space for a fridge/freezer. Shallow shelved storage cupboard. CH Radiator.



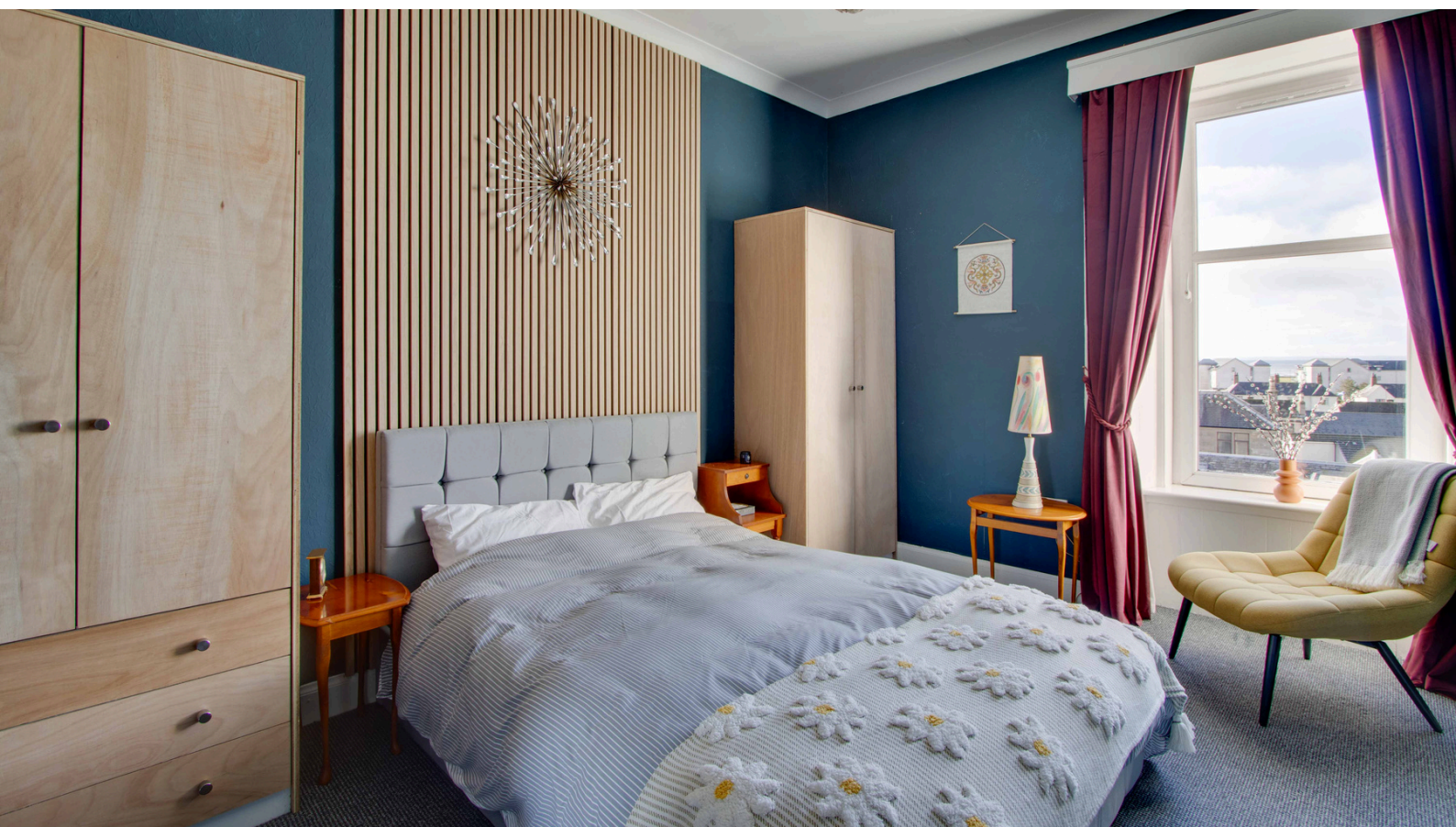
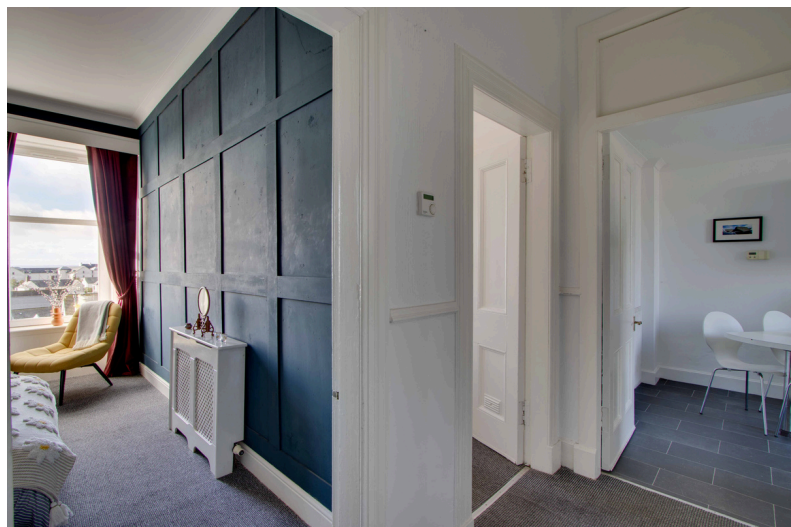


**BEDROOM 1:** Approx. 10'6 x 13'10. A spacious double Bedroom, with a large, front-facing window offering superb open views. Feature wood panelling at the headboard/bed area. On the other wall there is similar wood panelling feature. Ample space for furnishings. CH Radiator.

**BEDROOM 2:** Approx. 7' (at widest point) x 10'9. A good-sized single Bedroom, with a rear-facing window. CH Radiator.

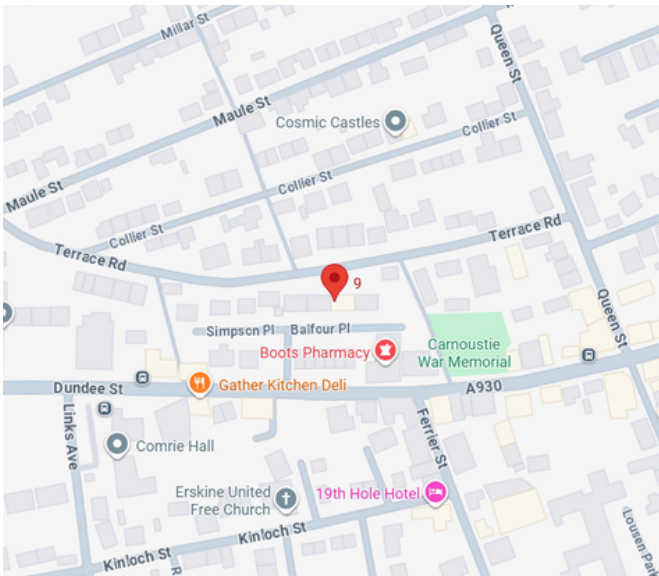
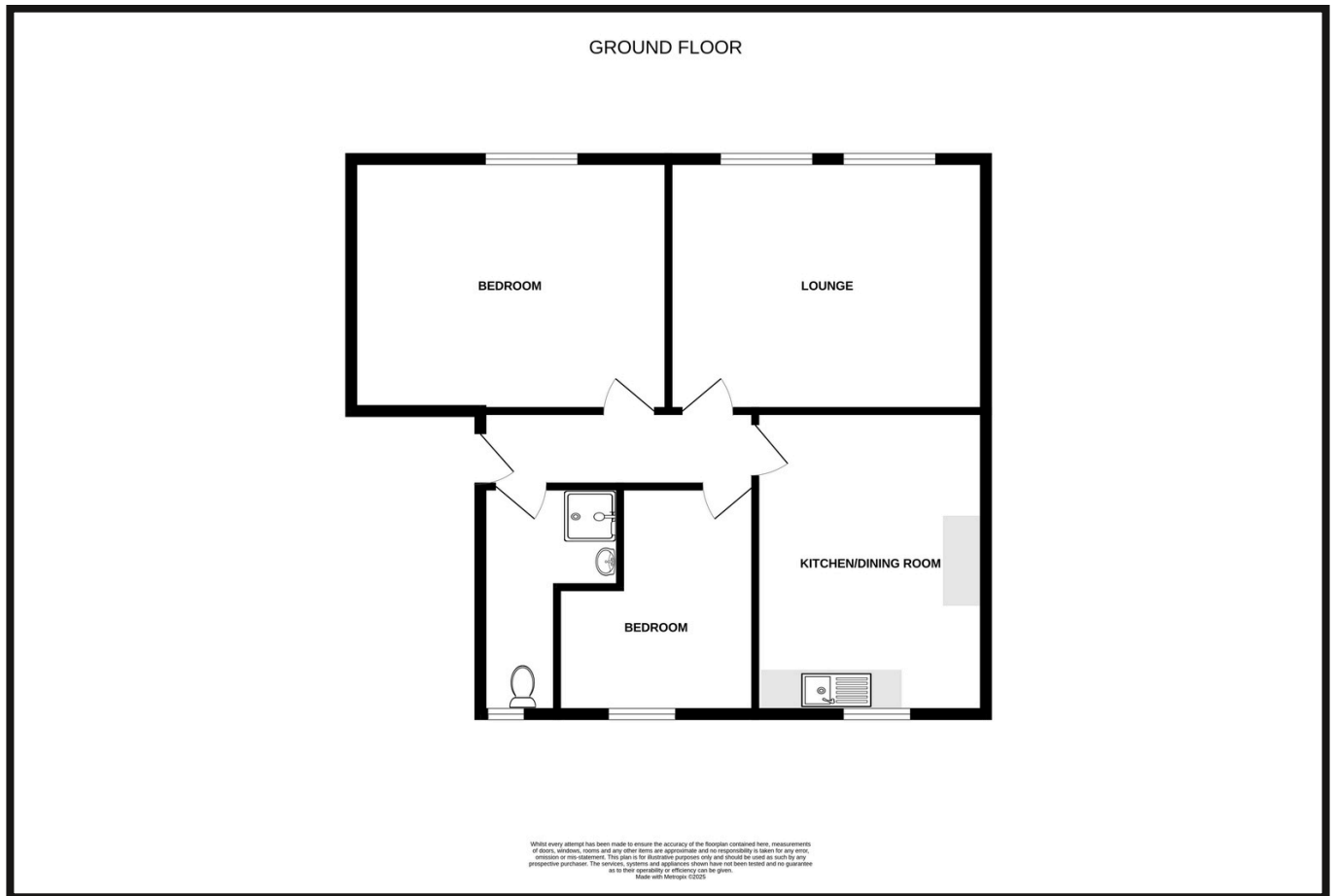
**SHOWER ROOM:** Approx. 5'4 x 12'7. Comprising WC., wash-hand basin with an overhead bathroom cabinet and mirror, shower compartment housing a power shower. Modern co-ordinating wall tiling at the shower area, wash-hand basin and floor. Wood panelling to dado height. Heated CH towel rail. Inset ceiling spotlights. Rear-facing opaque glazed window allows for natural light and ventilation.

**EXTERNALLY:** The Apartment enjoys a mutual garden and drying green to the rear of the building.





# 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.

Connelly  
Yeoman

tspc

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