

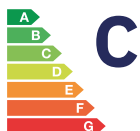


**2 ANDERSON PLACE  
CARNOUSTIE DD7 7HU**

**DETACHED VILLA**



- An executive Detached Villa set on a spacious corner garden site
- Ideally located in a popular area of Carnoustie close to amenities and services
  - Gas Fired Central Heating, Double Glazing and ample storage
- Mono-block pavior off-street car parking, Enclosed south-facing rear garden



**OFFERS OVER**

**£270,000**



# Property Description

Connelly Yeoman Estate Agents are excited to bring to the market this modern EXECUTIVE DETACHED VILLA which occupies a generous corner garden site within a very popular area of Carnoustie, close to local shops and with all amenities and services located close-by. Carnoustie is served by a variety of amenities and services, including a number of local and national shops, cafes and restaurants, hotels and public houses, well regarded primary and secondary schools (Burnside Primary School is located just a short walk away), as well as the internationally famous Links Championship Golf Course, award winning beach and seafront areas. The property is located only minutes' drive away from the A92 dual carriageway for commuting to Dundee, Aberdeen and other local Angus towns. This spacious and well appointed property offers excellent family accommodation over two floors and benefits from Gas fired central heating, modern double glazing and has ample storage throughout. Externally, the open plan front garden is laid to lawn, and a side area of mono-block pavior offers off-street car parking for 3 cars. There is a side area laid out in stone-chips with a Keter-style large Shed which is included in the sale. The enclosed rear garden is neatly laid out to lawn with mature flower borders, enjoying a southerly aspect. Overall, this is a well presented, spacious family home and early viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:- VESTIBULE & HALLWAY, SHOWER ROOM, LOUNGE, DINING KITCHEN, UTILITY ROOM; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER, 3 FURTHER BEDROOMS, FAMILY BATHROOM.**

**VESTIBULE & HALLWAY:** Enter via the main front entrance door into the Vestibule area, which has a side-facing window allowing for ample natural light. Fitted carpeting at the entrance area and grey wood-effect laminate flooring flows through into the Hallway. Access into the downstairs Shower Room.

**SHOWER ROOM:** Approx. 11'8 (into the shower area) x 5'7. Comprising a two piece white bathroom suite and a shower cubicle with wet wall panel finish in black with a sparkle detail. Extractor fan. Front-facing opaque glazed window allows for natural light and ventilation. CH Radiator.

Further through the Hallway there is a large, built-in storage/coats cupboard and a further built-in understair storage cupboard offering excellent storage.





# Property Description

**LOUNGE:** Approx. 16'9 x 12'3 A generously proportioned room, offering a variety of furniture settings/space. There is a large, front-facing picture window overlooking the front garden area. Neutral decor and fitted carpeting. Two CH Radiators. A door to the rear of the Lounge leads off into the Dining Kitchen.

**DINING KITCHEN:** Approx. 23' x 12'9 (at widest point). Another spacious and modern living space, with ample space for dining table and chairs. Feature sliding patio doors lead off the dining area out into the rear garden.

There is a focal point Island which has a breakfast bar area for casual dining. The Island has storage units to the kitchen area.

In the Kitchen there is a modern range of fitted base and wall mounted storage units in a modern slate grey finish with concrete marble-effect worktop surfaces. Built-in Electric Hob, Oven below and an extractor hood above the hob. Space for a free-standing Fridge/Freezer. Access into the Utility Room. Two windows overlooking the rear garden. Modern grey wood-effect flooring in both the kitchen and dining area. CH Radiator.

**UTILITY ROOM:** Approx. 6'2 x 4'11. Fitted with modern base and wall mounted units, worktop surfaces and stainless steel sink. Ample space for white goods. Cupboard housing the Gas central heating boiler. Modern grey wood-effect flooring. An external door leads out to the side of the property.

**UPPER LANDING AREA:** Attractive staircase with a mid-landing and side-facing window allowing ample natural light onto the staircase.

On the spacious upper Gallery landing area there is access to the Bedrooms and Family Bathroom. Built-in cupboard housing the hot water tank and with ample storage. Ceiling hatch access into the loft space.

**BEDROOM 2:** Approx. 13' (at longest) x 9'11. A bright and spacious double bedroom with a rear-facing window. Neutral decor and fitted carpeting. Built-in double wardrobe with sliding mirror doors. CH Radiator.

**MASTER BEDROOM 1:** Approx. 13' (at widest) x 12'11. A spacious master bedroom, with a rear-facing window. Neutral decor and Fitted carpeting. CH Radiator. Access into the En Suite.

**EN SUITE SHOWER ROOM:** Approx. 8'6 x 5'. Comprising a two piece white bathroom suite and shower enclosure with wet wall panel finish. Fitted vanity units along one wall incorporating the WC., and wash-hand basin. Wall tiling. Chrome wall mounted CH towel rail. Side-facing opaque glazed window allows for natural light and ventilation.





**BEDROOM 3:** Approx. 12'4 (at longest) x 7'4 (at widest) A generously proportioned double bedroom with a front-facing window. Built-in double wardrobe with sliding mirror doors. Neutral decor and fitted carpeting. CH Radiator.

**BEDROOM 4:** Approx. 11' x 10'3. This is the fourth bedroom, which is again a good size, and has a front-facing window. Neutral decor and fitted carpeting. Built-in double wardrobe with sliding mirror doors. CH Radiator.

**FAMILY BATHROOM:** Approx. 8'4 x 5'6. Comprising a three piece white bathroom suite, WC., wash-hand basin with floating vanity unit in a white high gloss finish, and bath with shower over. Full wall tiling. CH Radiator. Side-facing opaque glazed window allows for natural light and ventilation.

**GARDENS:** Open plan front garden area laid out to lawn and to the side there is a large mono-block drive-in area offering excellent off-street car parking for 3 cars.

Around the side of the property is a coloured stone-chip area with a large Keter-style Shed for external storage, this Shed will be included in the sale. Further area of "wild/nature garden". Outside water tap. Timber access gates into the rear garden.

The fully enclosed rear garden is well looked after, mostly laid to lawn with established flower and shrub borders, and a large patio area to the rear, all enjoying a sunny, southerly aspect. Rotary clothes dryer. Timber boundary fencing.

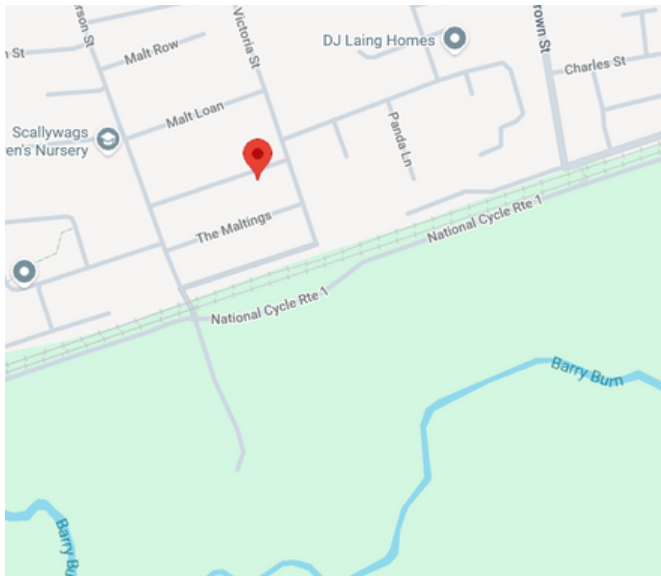
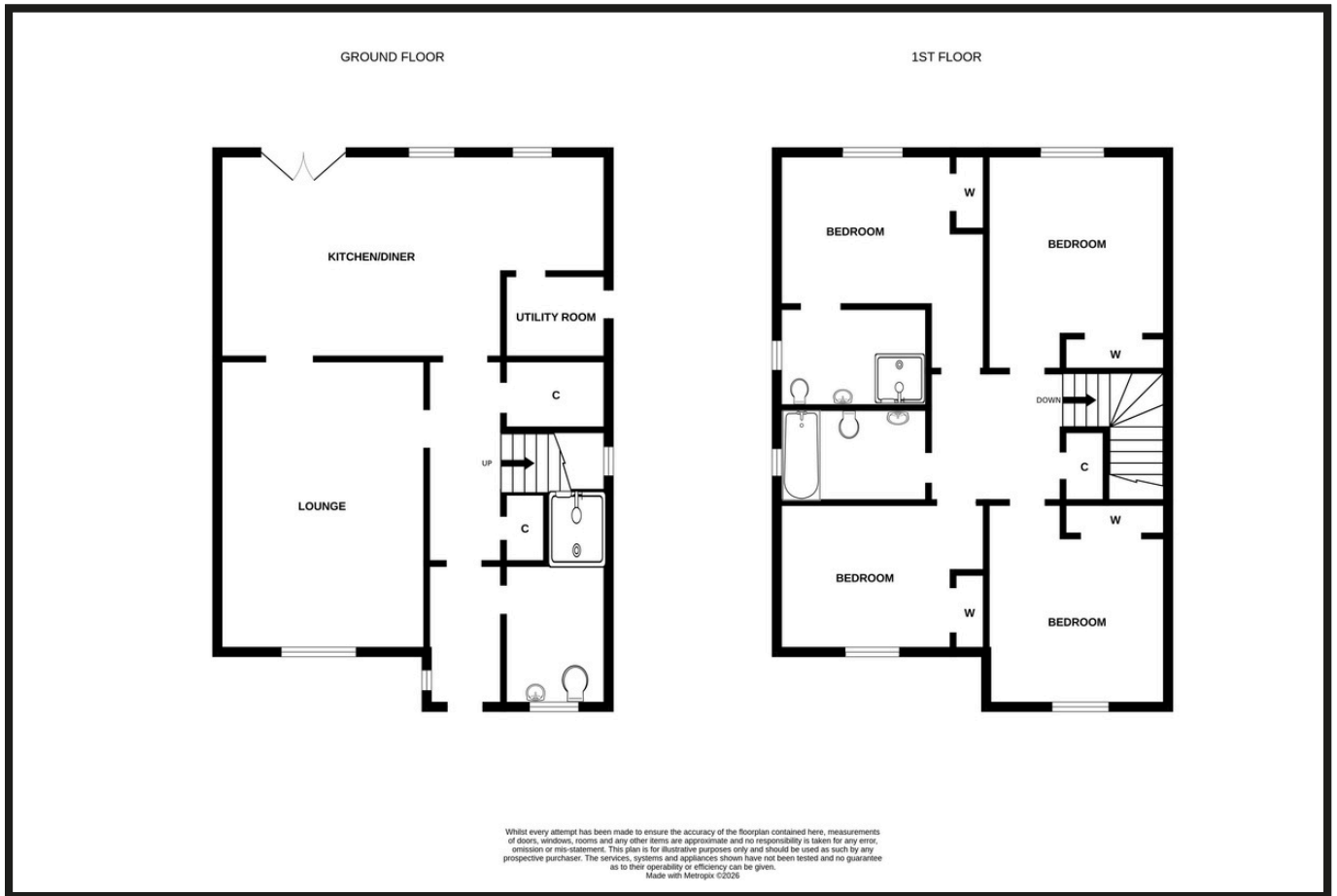








# Property Professionals



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**

Connect with us



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