

Connelly Yeoman



9 LOWNIE ROAD, CARNOUSTIE, DD7 6DW

SEMI DETACHED VILLA



- Set within a very desirable location close to popular schools
- An immaculately presented family home of generous proportions
 - Gas fired central heating and Double glazing
- Decorated in modern tones with lovely bespoke features
- Driveway, Garage, enclosed gardens and Conservatory



OFFERS OVER
£215,000

Property Description

This modern SEMI DETACHED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within a popular residential area, close to most amenities and services, this immaculately presented family home offers spacious rooms and has the advantage of a driveway leading to a garage. Decorated in modern tones with a gas fired central heating system and double glazing, on the ground floor there is a spacious lounge with modern media wall and large picture window, a large kitchen/dining area with double doors leading to a conservatory overlooking the rear garden and a family bathroom. On the upper floor there are three good size bedrooms. The front garden has a driveway leading to a large garage and is laid out in lawn with established bushes and shrubs. To the rear, a lawned area, decking and a summerhouse all fully enclosed. Carnoustie is served by various amenities, including a variety of local and national shops, cafes and restaurants, well regarded primary and secondary schools, as well as the internationally famous Championship Golf Links, popular beachfront and seascape areas. Overall, this property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION:

LOUNGE, DINING KITCHEN, CONSERVATORY, BATHROOM, THREE BEDROOMS.

HALLWAY:

Enter through a double glazed door into the hallway which has wood effect flooring, an understairs recessed area with built in units and shelving for display purposes.

BATHROOM:

Approx. 6'10 x 6'5. On the ground floor this room has a 3-piece white suite with shower over the bath, the wash hand basin and WC are set into a vanity unit and a display shelf above offers further storage. Tile effect flooring, a Parador style ceiling, chrome wall mounted radiator and a large window.

LOUNGE:

Approx. 13'9 x 11'8. A large picture window overlooking the front gives great light into this lovely modern room which has a feature dark navy media wall and wall panelling. The wood effect flooring continues into the kitchen area.

KITCHEN/DINING:

Approx. 19' x 10'1. A lovely big dining kitchen with large picture window facing the rear garden fitted with white Shaker style units and white tile splashback, oak work surfaces, double ceramic sink, gas hob with extractor hood above, built in ovens and microwave and space for washing machine, tumble dryer dishwasher and a large American style fridge/freezer. A modern seating area has been created with storage units above. French doors lead through to the conservatory.

CONSERVATORY:

Approx. 13'5 x 10'4. from the dining kitchen this lovely space has views across the garden and a door leading out.

UPPER HALLWAY:

A large window gives lots of natural light to this area which has access to all of the bedrooms and the attic space.



BEDROOM 1:

Approx. 11'10" x 8'7". This room has a large window overlooking the front of the property and a large walk in cupboard space with light, shelving and hanging rails offers great storage.

BEDROOM 2:

Approx. 10' x 7'9". This is a rear facing room with neutral decor and a large recessed space with hanging area and shelving.

BEDROOM 3:

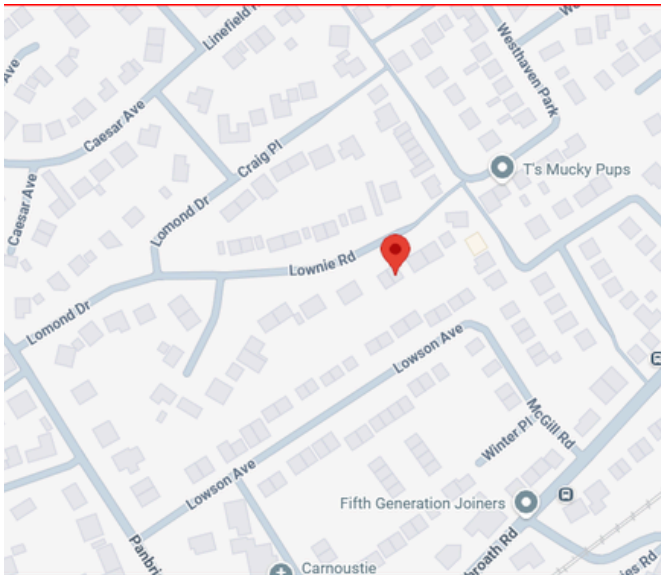
Approx. 12'3" x 8'11". This room overlooks the rear garden and has a large roof window and neutral decor.

GARDENS AND GARAGE:

A driveway leads to the garage and the front area is laid out in lawn with established shrubs and bushes. To the rear another large lawned area leading to a decked area suitable for seating and a summer house.



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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