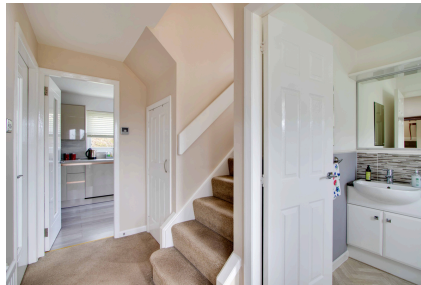


Connelly Yeoman



143 NEWTON CRESCENT, CARNOUSTIE, DD7 6JD

DETACHED VILLA



- Detached family home in an established residential setting
 - Three well-proportioned bedrooms
 - Gas central heating and double glazing
- Perfect location for coastal living coupled with commuter convenience



OFFERS OVER
£245,000

Property Description

A beautifully positioned and well presented DETACHED 3 BEDROOM FAMILY HOME located on the established residential street of Newton Crescent in the desirable coastal town of Carnoustie. This attractive property offers light-filled accommodation, generous outdoor space and excellent access to local amenities, schools and transport links - perfect for family living or those seeking an easy commute to nearby centres. The property sits within a neighbourhood characterised predominantly by detached homes and owner-occupied properties, reflecting its desirable residential nature. Carnoustie is a popular coastal town known for its world famous golf links hosting major championships and attracting visitors from across the UK and abroad, a sea front promenade, beach and coastal walks and a strong community infrastructure with clubs, leisure facilities and regular events. Carnoustie is well connected by road, rail and bus and Dundee airport is within easy driving distance. The property is close to excellent primary and secondary schools and is within easy access to local shops, services and leisure amenities. Early viewing would be highly recommended.

ACCOMMODATION COMPRISING:

ENTRANCE HALLWAY, LOUNGE/DINING ROOM, DINING KITCHEN, WC, THREE BEDROOMS AND FAMILY BATHROOM

HALLWAY:

Entry to the property is via a front door leading into a welcoming inner hallway which is fully carpeted with a staircase leading to the upper floor and under stairs storage housing the electric fuse box.

WC:

Approx. 5'9 x 5'6. Fitted with a two piece white suite comprising of a wash hand basin set in a vanity unit with storage below, WC and wall mounted cabinet, mirror and front facing opaque window.

LOUNGE/DINING ROOM:

Approx. 11'3 x 20'3. Through a glass panelled door into a large lounge which has been fully carpeted and incorporates a formal dining area with ample space for lounge and dining furnishings. Dual aspect windows allow light to flood in. The space has been neutrally decorated.

DINING KITCHEN:

Approx. 12'8 x 8'. A modern fitted kitchen with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include a gas oven and four burner gas hob with extractor hood above, fridge freezer, automatic washing machine and dishwasher. There is a breakfast bar area for casual dining, a door leading out to the side of the property and a rear facing window.

UPPER LANDING:

A rear facing window on the upper landing provides natural light. A ceiling hatch provides access to the loft space providing additional storage.

BATHROOM:

Approx. 5'5 x 10'5. Fitted with a three piece white suite and a separate shower enclosure housing an electric power shower. There is tiling to the walls and floor and a heated towel rail. An opaque window provides natural ventilation and light.



BEDROOM 1:

Approx. 10'10 x 11'2. Neutrally decorated, this good sized rear facing double bedroom has built in wardrobes with sliding mirrored doors.

BEDROOM 2:

Approx. 10'9 x 8'10. A second double bedroom facing toward the front of the property. There is double fitted wardrobes with sliding mirrored doors.

BEDROOM 3:

Approx. 10'5 x 7'10. This single bedroom is carpeted, with neutral décor and faces toward the rear of the property.

SINGLE GARAGE:

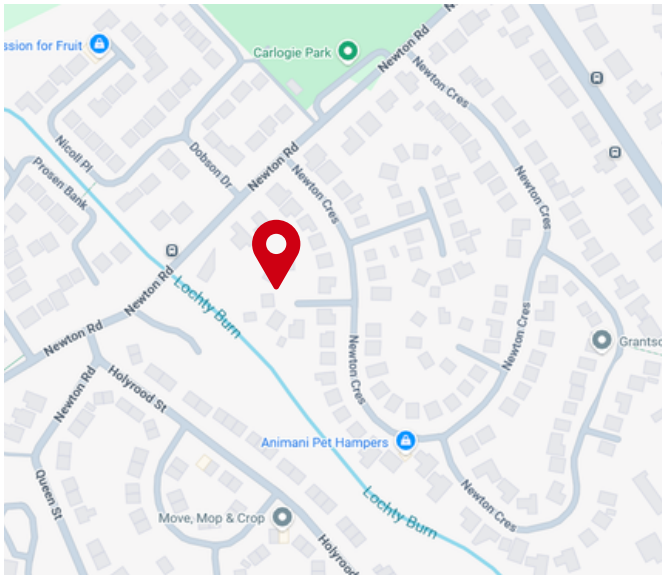
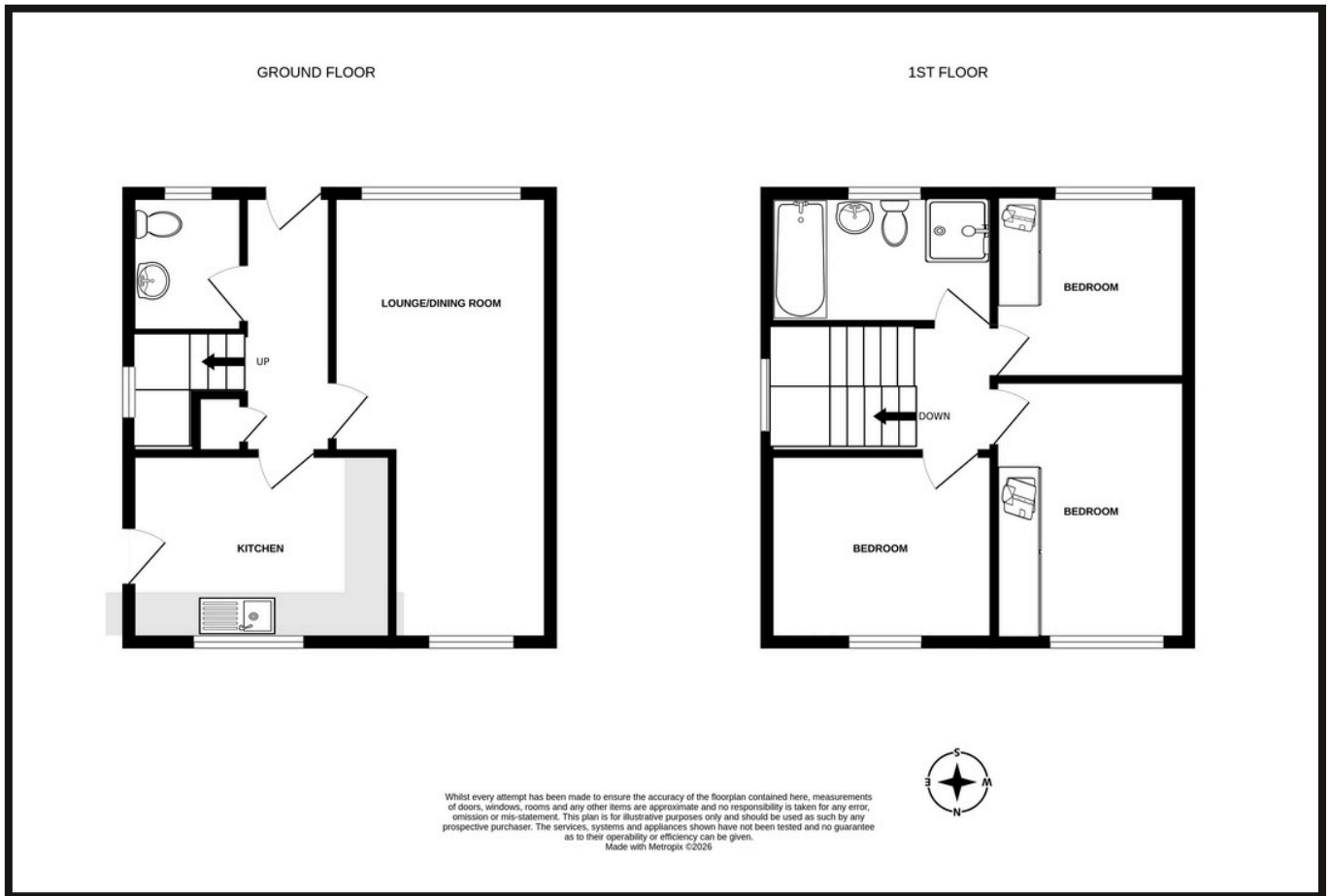
Detached from the property this single garage has an up and over door, power and light and a side access door. A good sized driveway provides space for several cars.

OUTSIDE:

The garden to the front is mostly laid to lawn bordered by some mature bushes and shrubs. From here there is access to the side door of the property and the garage. The rear garden has been laid to lawn with a paved patio area for outdoor furnishings. It is fully enclosed by hedging and there is an out building to the rear of the garage providing storage for garden equipment.



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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