

Connelly Yeoman



**21 MACDONALD SMITH DRIVE,
CARNOUSTIE, DD7 7NR**

**GROUND FLOOR
FLAT**



- Bright and spacious ground floor flat
- Within a popular residential area close to the town centre
 - Gas Central Heating and Double Glazing
- Private garden to both front and rear with garage



OFFERS OVER
£115,000

Property Description

Situated in a sought-after residential area of Carnoustie this two bedroom GROUND FLOOR FLAT is well presented and offers generous accommodation, excellent outdoor space and the rare benefit of a private garage. The property comprises a bright and spacious lounge, a well proportioned kitchen with ample storage and workspace, and two comfortable double bedrooms, both offering flexibility for family living, guests or a home office. A modern bathroom completes the internal accommodation. Externally, the home truly stands out. To the front, there is a private garden providing an attractive and low-maintenance entrance to the property. To the rear, a substantial private garden offers fantastic outdoor space - ideal for entertaining, gardening enthusiasts, or simply enjoying the outdoors in a peaceful setting. The property further benefits from a private garage, providing secure parking or additional storage. Early viewing is highly recommended to fully appreciate the space and the outdoor grounds on offer.

ACCOMMODATION:

LOUNGE, KITCHEN, SHOWER ROOM AND TWO DOUBLE BEDROOMS.

ENTRANCE VESTIBULE:

Entry via a double glazed door into a welcoming vestibule with laminate flooring and a floor to ceiling window providing lots of natural light.

LOUNGE:

Approx. 15'9 X 11'11. A charming lounge with neutral décor and the laminated flooring flowing from the front vestibule. Natural light is provided by a large picture window overlooking the front of the property.

KITCHEN:

Approx. 10' x 7'5. Fitted with a range of white high gloss base and wall units with wood effect work surfaces. Incorporating a oven with gas hob and extractor above, space for a fridge freezer and slim line dishwasher. There is a window and a double glazed door providing lots of natural light.

HALLWAY:

With a large storage cupboard. Ideal for household items.



BEDROOM 1:

Approx. 12'5 x 9'1. Overlooking the front garden and with built in wardrobes with sliding oak doors.

BEDROOM 2:

Approx. 10'2 x 9'8. A second good sized double bedroom overlooking the garden to the rear with neutral décor and ample space for furnishings.

SHOWER ROOM:

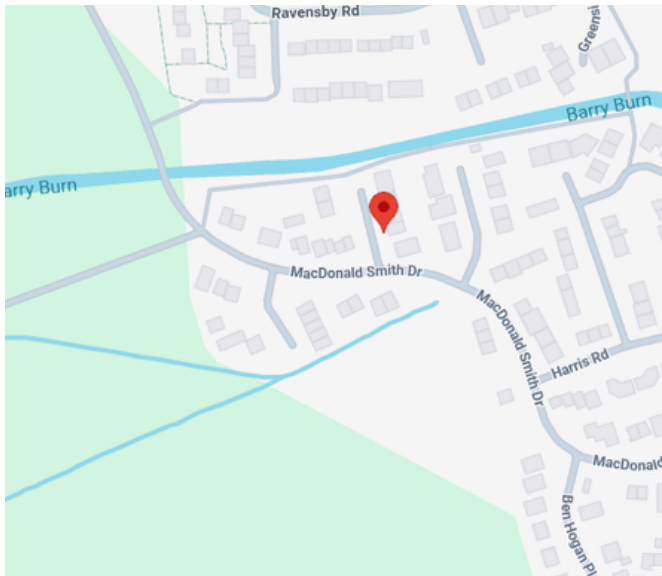
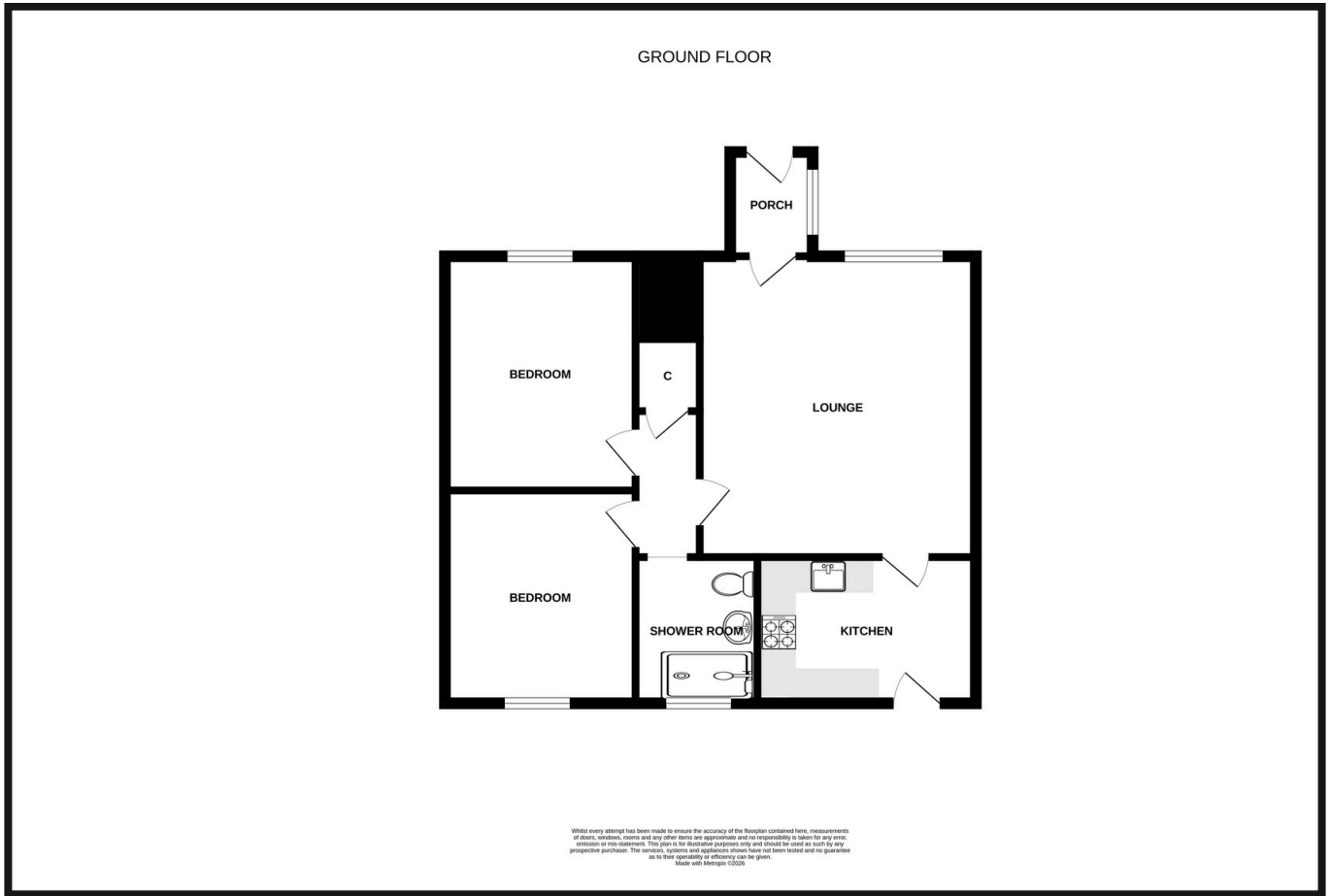
Approx. 6'9 x 5'3. Fitted with a two piece white suite and a separate walk in shower cubicle and a chrome wall mounted towel rail. A high level window provides natural ventilation and light.

OUTSIDE:

The private front garden is in good order with pebbles and establishes shrubs. The garden to the rear is large and fenced enclosed with an area of lawn, patio and chip stone. There is a shed for the storage of gardening equipment and a garage.



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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