

# Connelly Yeoman



4 JAMES STREET, CARNOUSTIE, DD7 7LH

SEMI DETACHED VILLA



- Spacious semi detached villa in a quiet setting
- Gas central heating, Wood burning stove and double glazing
- Mature well stocked walled garden, lawned garden and small rear garden. Detached garage and driveway.
- Convenient location close to local amenities, school, transport links, and the famous Carnoustie Links Golf Course



OFFERS OVER  
**£160,000**

# Property Description

This charming two bedroom TRADITIONAL SEMI DETACHED VILLA is located in the sought-after seaside town of Carnoustie, offers a fantastic opportunity for a range of buyers from first time buyers to those looking to downsize or invest. With it's character features, spacious layout and private outdoor space, the home offers a perfect blend of comfort and convenience. This attractive home is within easy walking distance of the train station, beach, shops and restaurants, making it an ideal base for enjoying all that Carnoustie has to offer.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, FAMILY BATHROOM, TWO DOUBLE BEDROOMS AND WC**

## **ENTRANCE HALLWAY:**

Entry is via a double glazed door into a spacious hallway which has a storage cupboard below the stairs with light and a further cupboard housing the electric meter and fuse box.

## **LOUNGE:**

Approx. 12'2 x 16'8. From the hallway a glass panelled door leads into the bright lounge which has patio doors leading out onto a secluded patio area with views across the garden. There is a feature wood burning stove set on a stone hearth with a wooden surround and an alcove with wooden shelves. There are spotlights to the ceiling and a radiator.

## **DINING KITCHEN:**

Approx. 11' x 13'2. Fitted with a range of base and wall units with granite work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include double electric ovens, a combination microwave oven, coffee machine, an induction hob with extractor above, a wine cooler and a slim line dishwasher. There is space for a fridge freezer and washing machine and ample space for a dining table and chairs. A door leads out to a small garden area to the rear.

## **FAMILY BATHROOM:**

Approx. 9'6 X 11' The family bathroom is finished with modern tiling and comprises of a glass fronted shower cubicle housing a power shower with a hand held and deluge shower head, a double ended bath, a wooden plinth which incorporates two bowl wash hand basins, and there is a WC. There is a rear facing window, heated towel rail and spot lights to the ceiling.



**UPPER HALLWAY:**

There is a storage cupboard housing the gas central heating boiler with light and providing additional storage.

**BEDROOM 1:**

Approx. 9'10 x 11'9. A good sized double bedroom overlooking the garden with a shelved and hanging wardrobe with sliding mirrored doors, a second storage cupboard with shelving, and a radiator.

**BEDROOM 2:**

Approx. 8'6 x 7'8. A bright front facing bedroom with a radiator.

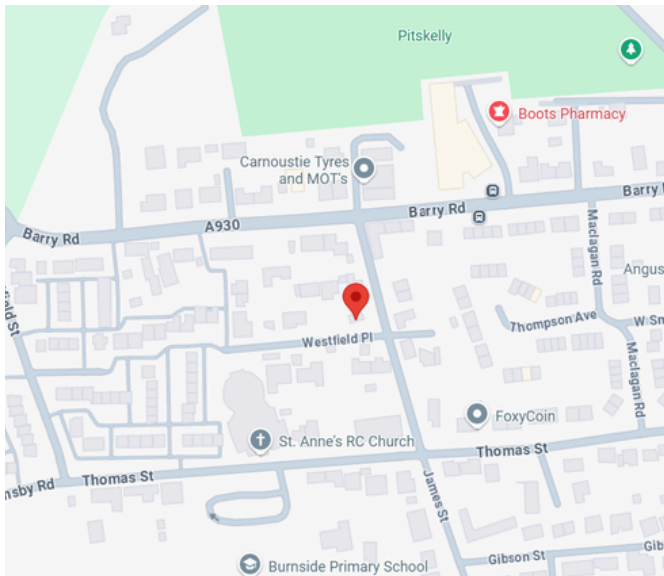
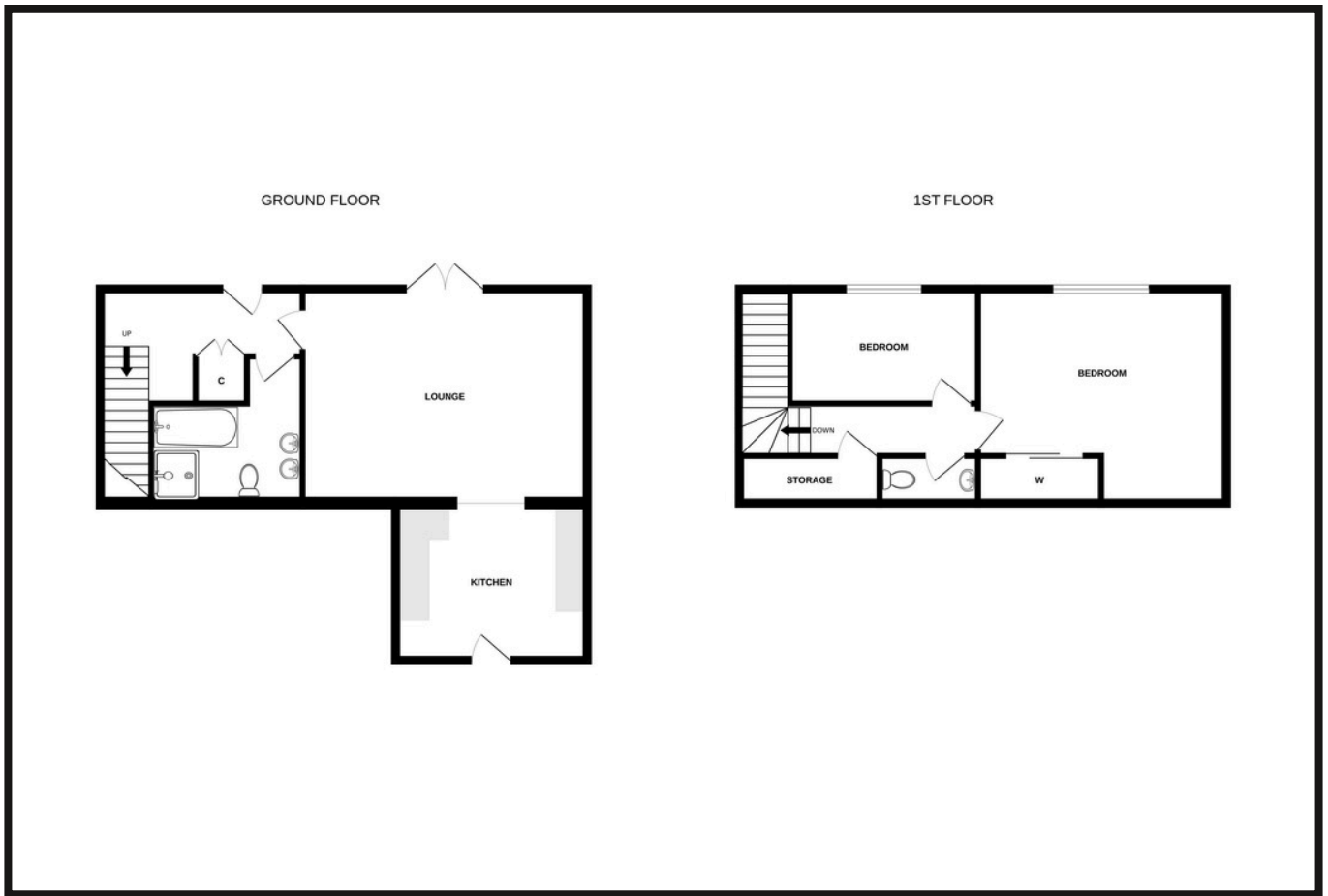
**WC:**

Approx. 5'4 x 4'3. With a wash hand basin and WC and a rear facing Velux window providing natural light and ventilation.

**OUTSIDE:** A driveway provides off street parking and leads to a detached garage. A pathway leads to a secluded lawned garden with patio seating area, and access into the house. Beyond the garage is an additional large established garden with lawn, fruit trees and shrubs.



# 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

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA