

Connelly Yeoman



**1 CAMUS STREET
CARNOUSTIE DD7 7PL**

MAISONETTE PROPERTY



• INVESTMENT OPPORTUNITY OFFERING 7.7% YIELD

- Spacious 4 Bedroom Maisonette Property (Ground Floor and First Floor)
- Located in a popular area of the town close to most amenities and services
- Within easy reach of the main High Street shops, beachfront and Golf Links
- Gas Fired Central Heating, replacement Double Glazing, recently modernised



**FIXED PRICE
£140,000**

Property Description

This deceptively spacious and well presented Ground and First Floor MAISONETTE PROPERTY is being sold with tenants and would make an ideal Buy-to-let investment offering a 7.7% yield. Located in a popular area of the town, within reach of the town's varied amenities. Carnoustie is served by a whole host of amenities and services, including a great variety of local and national shops, cafes, restaurants, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links together with the ever popular beach front and promenade areas. The property is also located within easy reach of both primary and secondary schools, with Carnoustie High School close-by. The property has undergone modernisation and upgrading by the current owner and offers generously proportioned accommodation over two levels, together with the benefits of Gas fired central heating and recently installed new Double glazing. Overall, the property will suit a variety of buyers, perhaps ideal as an investment rental property, and viewing is recommended. NB: Further information on rental income is available.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, BEDROOM 1 (EN SUITE TOILET), BEDROOM 2; UPPER FLOOR:- LOUNGE, KITCHEN, SHOWER ROOM, 2 FURTHER BEDROOMS.

ENTRANCE VESTIBULE & HALLWAY: Double glazed entrance door into the ground floor of the property, with coats hooks, and an internal glazed door leads into the Hallway where there is access to two ground floor Bedrooms, one of which has it's own Toilet/WC. The traditional styled internal doors have been retained throughout. Staircase with wood balustrade leads to the upper floor accommodation.

BEDROOM 1: Approx. 10'4 x 13'4. A spacious ground floor Bedroom, with a south-facing window, neutral decor and a small recessed shelved area for storage. CH Radiator. Access to the En Suite Toilet.

EN SUITE TOILET/WC: Approx. 2'7 x 5'6. Comprising a two piece white bathroom suite (WC., and wash-hand basin). Full wet wall panel finish. Wood-effect flooring.

BEDROOM 2: Approx. 11'9 x 11'4. Another ground floor Bedroom, with a south-facing window, neutral decor and traditional features which include ceiling cornice and ceiling rose. CH Radiator.

UPPER FLOOR: Carpeted staircase with a wooden balustrade leading to the upper floor Hallway. A front-facing window on the staircase allows for natural light and there is a cupboard with access to the electric and gas meters. The upper Hallway has fitted carpeting and with access to the Lounge, Kitchen, Shower Room and two Bedrooms. Traditional styled internal doors.

LOUNGE: Approx. 18'5 x 11'6. This is a bright and spacious Lounge, with a bay window, fresh neutral decor and which is fully carpeted with full sound proofing underlay installed under the carpeting. Two new CH Radiators.



KITCHEN: Approx. 12'6 x 11'5. The Kitchen is fitted with a good range of base, wall and display units, with co-ordinating work surfaces and a stainless steel sink with mixer tap. Breakfast bar area on a rotary pole (swings around) offers everyday/casual dining. Built-in Electric Oven and Electric Hob (4 rings). Plumbing and space for a dishwasher, automatic washing machine, etc., and space for a fridge freezer. Wall mounted Gas central heating boiler. There are two south-facing windows which allows for ample natural light into the Kitchen.

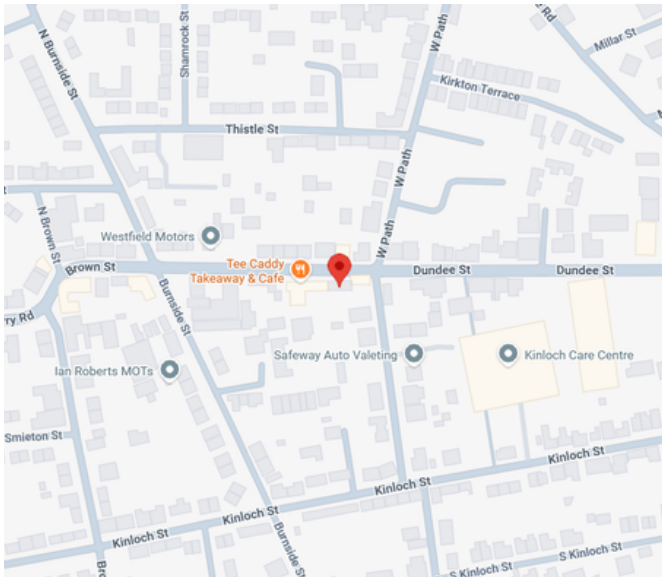
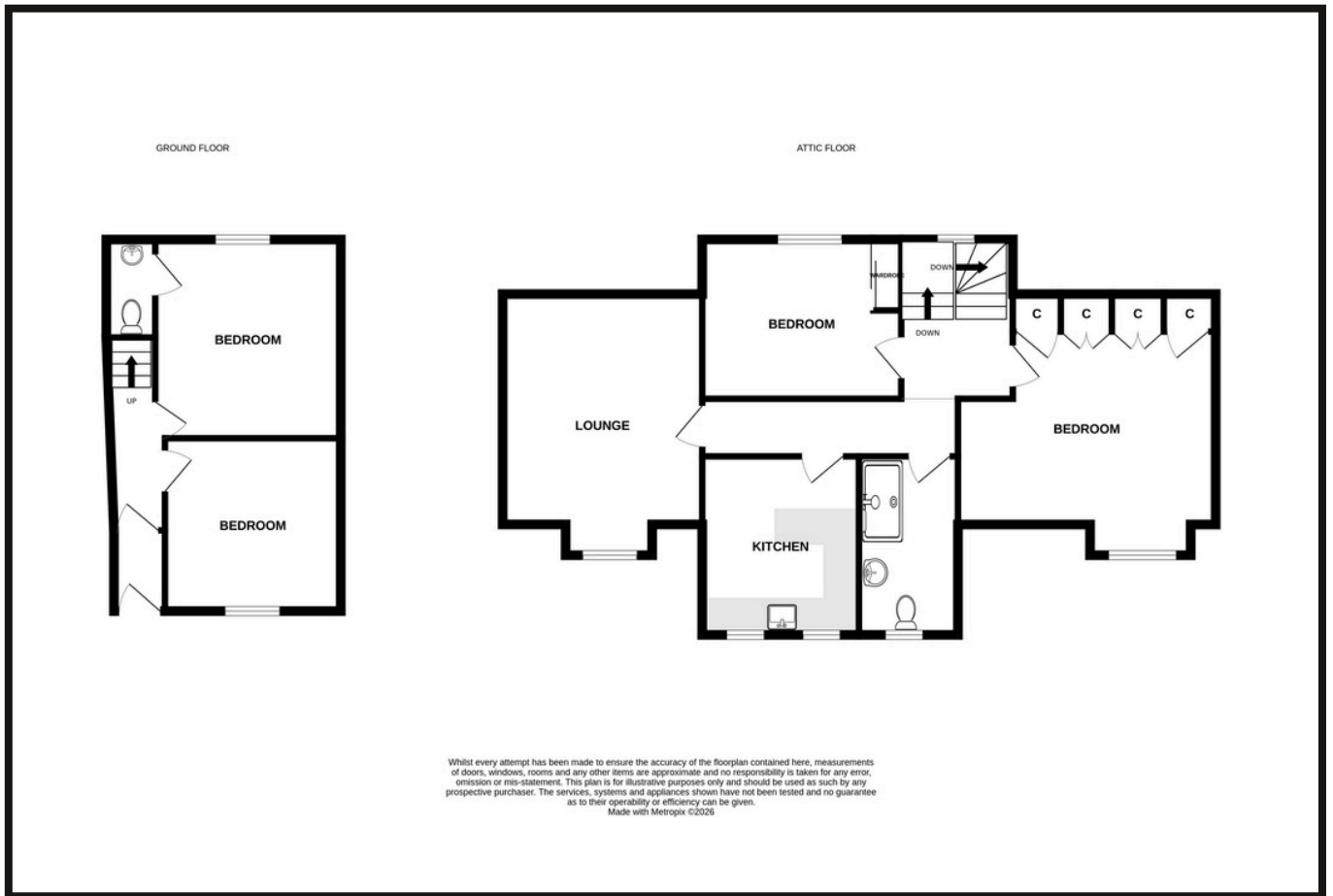
SHOWER ROOM: Approx. 12'9 x 5'10. Comprising a two piece white bathroom suite and a separate shower enclosure housing a mains shower, fully wet wall panel finish and wood-effect flooring. Heated towel CH rail/radiator. South-facing opaque glazed window. Door into some eaves space for storage.

BEDROOM 3: Approx. 14'7 x 13'4. A bright and spacious Bedroom, with a south-facing window, fully carpeted, neutral decor and there are built-in double wardrobes with sliding doors, fitted shelving and hanging rails. CH Radiator.

BEDROOM 4: Approx. 14'6 x 16'1. This is another spacious Bedroom, with a front (street view) bay window. There are deep built-in wardrobes along one wall, offering excellent storage into the eaves space, with shelving and hanging rails (hatch into further eaves space). CH Radiator.



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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