

Connelly Yeoman



2 LOWNIE ROAD, CARNOUSTIE, DD7 6DW

SEMI DETACHED VILLA



- Spacious three bedroom semi detached villa in a popular and established location
- Conveniently located for accessing local schools, shops and everyday amenities
 - Gas central heating and double glazing
- Private garden with scope for outdoor entertaining and family enjoyment. Driveway and garage

HOME REPORT VALUATION £205,000



OFFERS OVER
£200,000

Property Description

This attractive and well presented SEMI DETACHED VILLA is situated within a popular residential area of Carnoustie, 2 Lownie Road enjoys a convenient position close to a wide range of local amenities and services. Carnoustie is renowned for its world-famous championship golf links and attractive coastal setting, offering residents an excellent balance of leisure opportunities and everyday convenience. The property is well placed for local schooling, with primary and secondary education facilities available within the town. A variety of shops, supermarkets, cafés, restaurants and healthcare services are all readily accessible, while excellent transport links include a railway station providing regular services to Dundee, Aberdeen and beyond. The nearby coastline, sandy beach and scenic walking routes provide superb outdoor recreation opportunities, while commuters benefit from easy access to the A92 road network connecting major centres throughout the region. This attractive three-bedroom semi-detached villa presents an excellent opportunity to acquire a well-located home within the sought-after coastal town of Carnoustie. Offering spacious accommodation across two reception rooms and three bedrooms, combined with convenient access to local amenities, schooling, transport links and leisure facilities, the property is ideally suited to modern family living. Early viewing is highly recommended to fully appreciate the accommodation, location and lifestyle opportunity on offer.

ACCOMMODATION COMPRISING: Entrance Hallway, Lounge, Kitchen, Dining Room, Family Bathroom and three Bedrooms.

ENTRANCE HALLWAY: Entering the property via a double glazed door into a bright and welcoming hallway with a high level window. There is wood effect flooring and an shelved understairs storage cupboard ideal for the household items. A white balustrade staircase leads to the upper accommodation.

LOUNGE: Approx. 13'10 x 11'9. Large oak doors with glazed panels lead from the hallway into a cosy lounge with a large picture window overlook the front of the property and beyond to an attractive open outlook.

DINING ROOM: Approx. 11'8 x 8'2. Although this room has ample space for dining furnishings, it could have many uses as perhaps a 4th bedroom or home office. It overlooks the rear of the property.

KITCHEN: Approx. 10'4 x 8'3. Fitted with a range of blue/grey high gloss units with oak effect work surfaces incorporating a gas hob with extractor above and electric oven. There is plumb space for an automatic washing machine and space for a full height fridge freezer. A door provides direct access to the rear garden and the central heating boiler is housed here.

FAMILY BATHROOM: Approx. 6'11 x 6'1. Fitted with a three piece white suite, the bathroom is partially tiled and has wet wall installed around the bath and shower area with a parador styled ceiling, expelair and a tiled flooring. A high level window provides both natural light and ventilation.



TOP FLOOR LANDING: A bright landing with a large window which has a pleasant outlook over the neighbouring properties and beyond. A hatch provides access to a partially floored attic space.

BEDROOM 1: Approx. 12'2 x 11'4. A good sized double bedroom with ample space for furnishings. There is a small feature window overlooking the side of the property and a large window overlooking the front aspect.

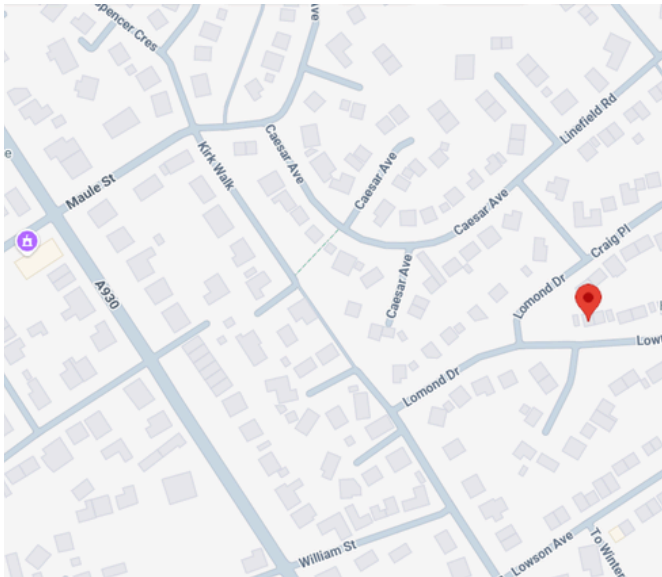
BEDROOM 2: Approx. 9'11 x 11'. A larger space has been partitioned to make two smaller bedrooms. This room has an electric heater and a skylight window. It also benefits from built in wardrobes.

BEDROOM 3: Approx. 11'7 x 8'1. A window provides views over the front of the property and beyond and has ample space for furnishings.

GARDENS & GARAGE: To the front of the property there is a large monoblock driveway providing ample off street parking. This leads to single garage which has recently been re roofed. There is an area of coloured chip stones. The rear garden has a decked area ideal for out door furnishings and coloured chip stones for ease of maintenance. There is an area of lawn and a pathway leading along the side of the property. The garden is wall enclosed with composite fencing.



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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