

Connelly Yeoman



33 LINEFIELD ROAD, CARNOUSTIE, DD7 6DP

SEMI DETACHED VILLA



- Spacious and well presented
- Ideally located in a very sought after area
- Gas central heating and double glazing
- Gardens, long driveway and log cabing



OFFERS OVER
£210,000

Property Description

This extended SEMI DETACHED VILLA offers spacious and versatile family accommodation within a popular and well-established residential area of Carnoustie. Thoughtfully enhanced, the property benefits from an extension which creates additional living space ideally suited to modern family life. The home combines comfortable accommodation with a flexible layout, making it an excellent opportunity for a range of purchasers including growing families and those seeking extra entertaining or home-working space. Internally, the property provides bright and generously proportioned accommodation throughout, with the extension significantly enhancing the ground floor living space. The home enjoys a welcoming atmosphere with well-presented interiors, ample natural light and practical family living at its core. Externally, there are private garden grounds to the front and rear together with driveway parking. The property is situated within a sought-after residential location close to a wide range of local amenities and excellent transport links. Carnoustie is renowned for its world-famous championship golf course and attractive coastline, whilst also offering a variety of everyday facilities including local shops, supermarkets, cafes, schools and leisure amenities. Carnoustie railway station is located approximately 0.5 miles away, providing convenient commuter links to Dundee, Arbroath, Aberdeen and beyond. Overall, this is an excellent opportunity to acquire a spacious extended semi-detached home within a desirable area of Carnoustie. Offering flexible accommodation, generous living space and convenient access to local amenities and transport connections, the property is ideally suited to modern family living and early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, SHOWER ROOM, THREE BEDROOMS AND A WC.

ENTRANCE HALLWAY: Entering into a welcoming hallway via a double glazed door. There is a staircase leading to the upper accommodation with a half landing and a large understair storage cupboard.

LOUNGE: Approx. 17'11 x 10'2. The lounge is situated in an extension to the property. It has a large window overlooking the side and French doors leading out into the rear garden.

DINING ROOM: Approx. 9' X 8'9. With ample space for dining furnishings, wood effect flooring flows through from the hallway. French doors lead into the lounge and the room is open to the kitchen.

KITCHEN: Approx. 10'8 x 8'5. A good sized kitchen with a door leading out to the rear garden. It is fitted with a range of oak base and wall units with a black work surface, incorporating a stainless steel sink with drainer and a window above. There is plumb space for an automatic washing machine, tumble dryer, space for a fridge freezer, an electric hob and electric oven with an extractor above.



SHOWER ROOM: Approx. 7'8 x 6'2. Partially tiled with a large high level window providing natural ventilation and light, the shower room is fitted with a two piece white suite. There is a walk in shower which is fully tile, tiling to the floor, a chrome wall mounted heated towel rail and built in storage.

BEDROOM 1: Approx. 13'8 x 9'11. This good sized double bedroom has built in wardrobes with sliding doors one of which is mirrored and laminate flooring. A large picture window overlooks the front of the property.

BEDROOM 2: Approx. 10'8 X 10'2. A good sized double bedroom with ample space for furnishings and overlooking the front of the property.

BEDROOM 3: Approx. 14'6 x 11. With built in double wardrobes this large double bedroom overlooks the rear of the property.

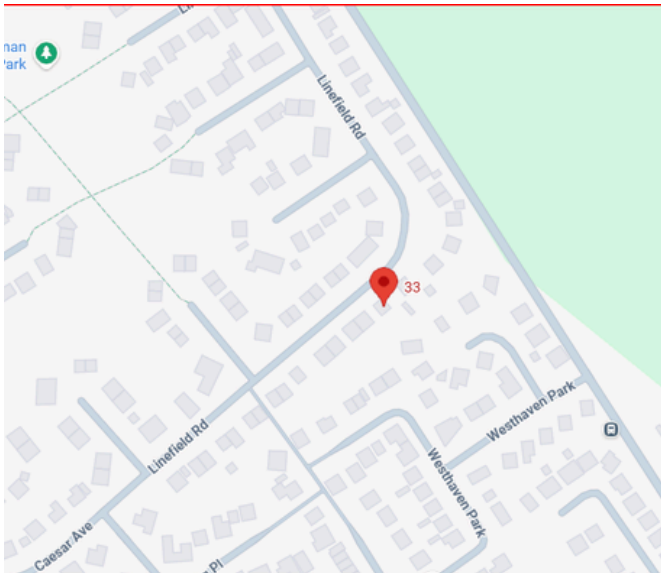
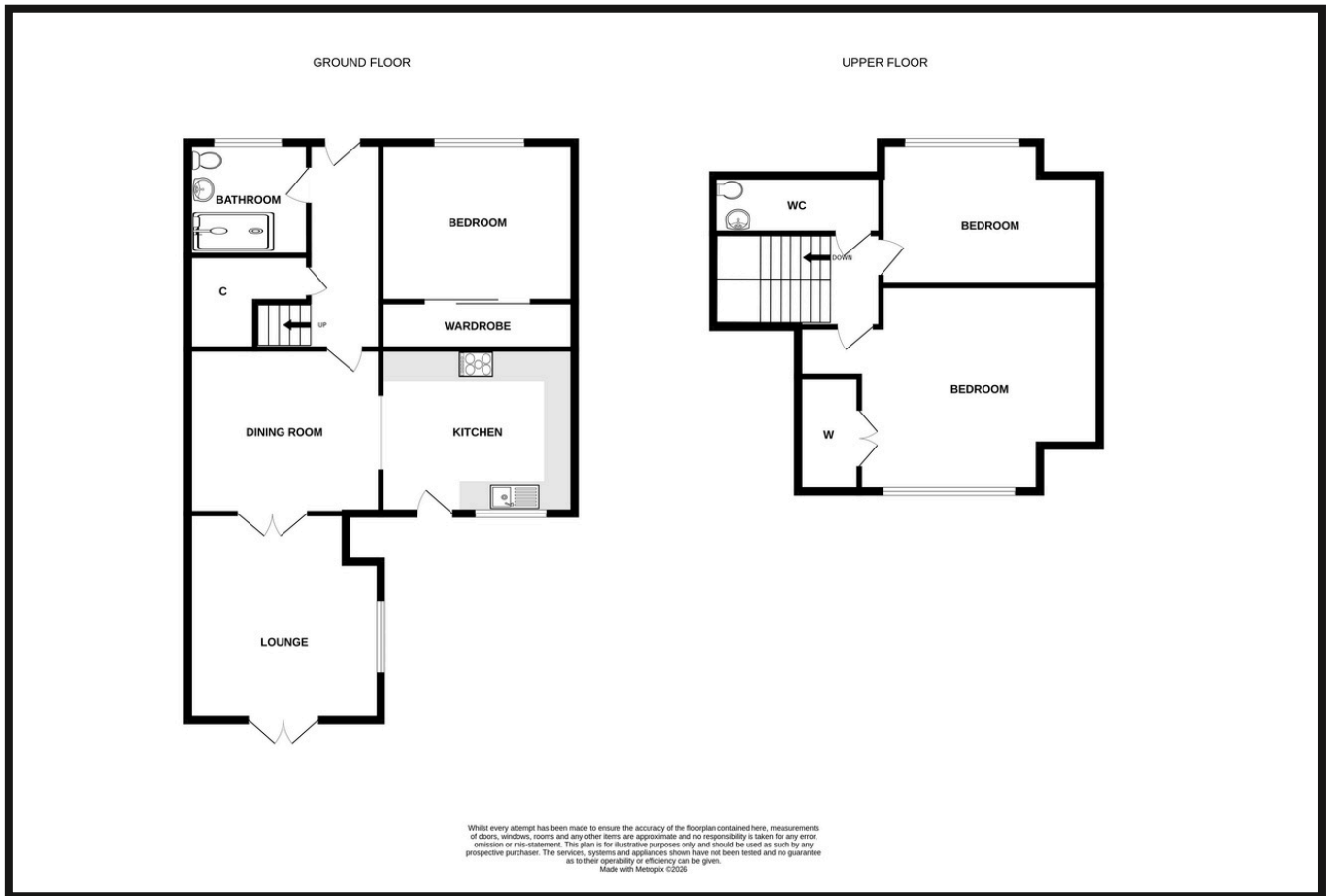
WC: Approx. 9'8 x 4.1. Fitted with a two piece white suite and a sloping ceiling and is partially tiled.

GARDENS: The front has been mainly laid to coloured chip stones with mature shrubs and a long driveway with off road parking for multiple cars . There is an EV point. To the rear there is a sunny patio area and a lawn. A gate to the side leads out to the driveway.

LOG CABIN: Approx. 34'2 x 11. Currently being used as distilling business this large log cabin will remain as part of the sale and is situated in the rear garden. It has power and light.



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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