

Connelly Yeoman



**PANMURE COTTAGE, 1 & 1A TENNIS ROAD
CARNOUSTIE DD7 6HH**

**DETACHED COTTAGE &
INTEGRAL ANNEX**



- Charming Detached Cottage with integral Annex offers spacious accommodation
- Ideally located in a very sought after residential area only minutes' walk from central amenities
- Gas Fired Central Heating, Double Glazing, adaptable "blended" living accommodation
 - Driveway for off-street car parking, EV charging point, large Integral Garage
 - Delightful, secluded mature rear garden grounds enjoying a sunny aspect



OFFERS OVER
£325,000

Property Description

This charming and very well presented DETACHED COTTAGE and ANNEX property is located in a very popular and sought after residential area of Carnoustie, yet within easy reach of all central amenities and services the town has to offer, including both local and national shops, local cafes and restaurants, public houses and Hotels, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links together and the ever popular beach front and seaside promenade. The property is also located within close proximity of well regarded primary and secondary schooling, and within easy reach of the main east coast railway station serving the town. This particular property has the option of utilising a separate self-contained Annex property (1A Tennis Road) integral to the main cottage (which has it's own private entrance door and which can be closed off internally) offering an ideal space for blended family living, perhaps ideal for an elderly parent(s). Alternatively, perhaps as a rental income.

Externally, there is a mono-block drive-in area off Tennis Road (with an EV charging point) and access to the large Garage. The property is bounded by mature hedging offering privacy and seclusion, and there is a delightful, very private rear garden all neatly laid out and enjoying a sunny southerly aspect, an ideal sun trap. Early viewing of this attractive property is highly recommended to appreciate.

SELF-CONTAINED ANNEX 1A TENNIS ROAD - ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, SITTING ROOM, KITCHEN, BEDROOM & EN SUITE BATHROOM; SITTING ROOM/BEDROOM 3 (CAN BE USED BY EITHER PROPERTY IF REQUIRED) UTILITY ROOM.

ENTRANCE VESTIBULE: Separate main door entrance into the Vestibule, with a glazed door through into the Sitting Room.

SITTING ROOM: Approx. 11'7 x 11'3. A lovely Sitting Room, with a window overlooking a coloured stone-chipped area; freshly painted white/neutral decor; CH Radiator. A door leads off into the Kitchen.

KITCHEN: Approx. 7' x 5'3. A large roof window allows for ample natural light into this space; fitted base and wall mounted solid wood units, work surface, splashback wall tiling in white; and stainless steel sink; Built-in Electric Hob, Electric Oven below and an overhead extractor above the Hob; space for an under-counter appliance; mosaic tiled-effect flooring.

BEDROOM: Approx. 10'11 x 10'2. Another lovely room with a large roof window and a further window which overlooks a small garden area and allows for lots of natural light into the bedroom; freshly painted white decor; CH Radiator. A door from the Bedroom leads into an En Suite Shower Bathroom.

EN SUITE BATHROOM: Approx. 7'11 x 5'4. Comprising a three piece white bathroom suite, WC., wash-hand basin and bath with a shower over the bath and shower curtain; full wall tiling throughout, chrome wall mounted towel CH radiator; opaque glazed window allows for natural light and ventilation; mosaic tiled-effect flooring.

SITTING ROOM/BEDROOM 3: Approx. 11'11 x 11'9. This room can be utilised by both the Annex and the main Cottage, depending upon individual needs/options and could be used as a third Bedroom; a bright and well presented room with two large windows and fresh neutral decor. Internal access into a Utility area, ideal use for either property. Loft hatch access.



UTILITY ROOM: Approx. 11'7 x 6'8. This room could again be utilised by either the Annex or main Cottage depending upon family dynamics; fitted base and wall mounted storage units; black work surface with under-counter space for white goods; stainless steel sink; fresh decor; window overlooking the driveway area; and mosaic tiled-effect flooring; chrome wall mounted towel rail; coat hooks for storage.

HALLWAY with mosaic tiled-effect flooring continued through. Large heavy wooden internal door with glazed top panels, this door leads into a Front Entrance Porch area of the main Cottage.

MAIN COTTAGE PROPERTY - 1 TENNIS ROAD - ACCOMMODATION COMPRISING: ENTRANCE PORCH, SHOWER ROOM, LOUNGE, BEDROOM 1, BEDROOM 2, SUN ROOM/REAR PORCH, BEDROOM 3; DINING KITCHEN, SHOWER ROOM/WET ROOM.

FRONT ENTRANCE PORCH: Approx. 12' x 5'1. Entering into the main Cottage, double glazed windows and double glazed door leading in; fresh decor and coats storage area; an internal window into one of the Bedrooms of the cottage; an internal door leads into the Double Garage. Mosaic tiled-effect flooring flows through.

SHOWER ROOM: Approx. 7'3 x 4'9. Comprising a two piece white bathroom suite and a walk-in shower cubicle with wet wall panel finish; partial wall tiling; chrome wall mounted towel rail and separate CH radiator; long window with top-hopper opening.

LOUNGE: Approx. 17' x 12'10. A spacious, well proportioned Lounge with a large, picture window overlooking the rear garden; high ceilings; fresh neutral decor; ample space for furniture settings; focal point high fireplace with black granite inlay and hearth; Moduleo Luxury Vinyl Tile flooring; CH Radiator.

Rear Hallway with the wooden flooring continued. A door leads out to a Rear Porch.



BEDROOM 2: Approx. 12'5 x 10'9. A bright and spacious Bedroom, with a large roof light window and an internal window into the Front Entrance Porch, allowing for lots of natural light into this bedroom; built-in double wardrobe and ample space for bedroom furnishings; CH Radiator.

SUN ROOM/REAR PORCH: Approx. 6'4 x 6'4 with ceiling to floor windows overlooking the rear garden, an ideal spot for sitting and relaxing.

BEDROOM 1: Approx. 15'9 x 12'6. Another bright and very spacious Bedroom, with a large window overlooking the rear garden area; attractive fireplace with tiled inlays and mantelpiece; ample space for bedroom furnishings; CH Radiator.

DINING KITCHEN: Approx. 8'8 x 19'8. A beautifully appointed Kitchen with ample space for dining table and chairs; access out into the rear garden with sliding double French doors opening for access; the Kitchen area is fitted with base and wall mounted solid wood units; complimentary work surface and tiled splashback; and stainless steel sink; Built-in Electric Hob and extractor above; built-in Electric Oven, Microwave, and Dishwasher; integrated Fridge and Freezer; large slide-out larder cupboard; wall mounted Gas central heating boiler located in a cupboard; CH Radiator.

From the Kitchen through a door into a small area with access into a Shower Room/Wet Room.

SHOWER ROOM/WET ROOM: Approx. 8'1 x 7'8. Comprising a two piece bathroom suite with a walk-in shower area and shower curtain; wash-hand basin with a vanity unit below in a light oak wood veneer; further built-in vanity unit; mostly wet wall panel finish and areas of wall tiling; chrome wall mounted towel rail; large wall mounted bathroom cabinet with mirrors; opaque glazed window overlooking an area of the rear garden; parador-style lined ceiling with downlights.



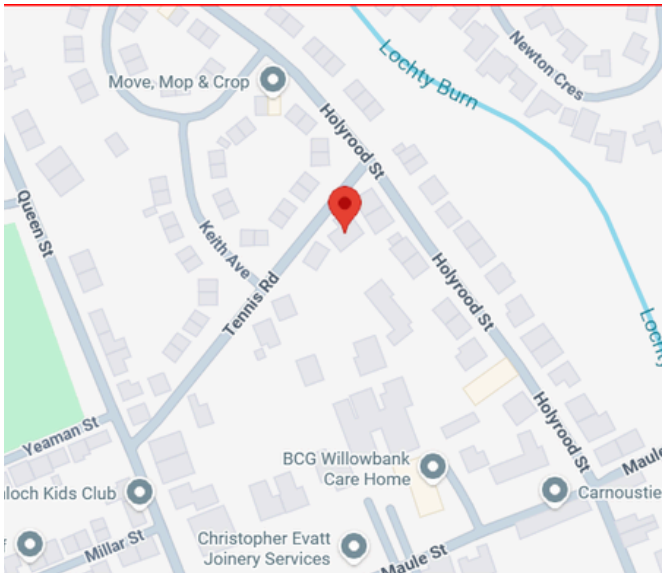
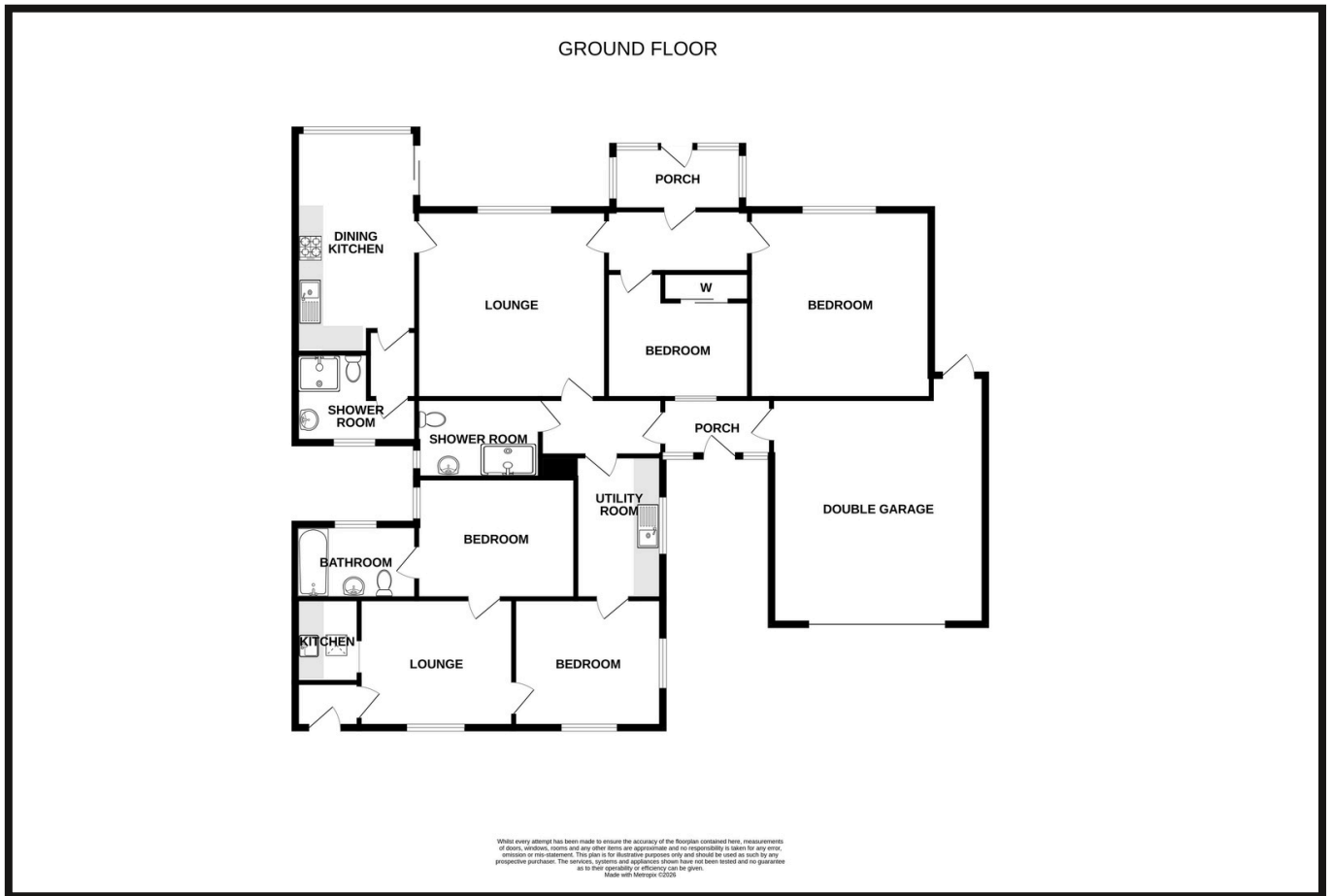
GARDENS: The property is located off Tennis Road, mono-block car parking area offers off-street car parking, with an EV charging point, and leading to the Integral Garage; outside water tap. Stone-chipped area with a rotary clothes dryer. Mature boundary hedging and paved pathways.

The main Cottage has a secluded and mature, southerly-facing rear garden, all neatly laid out with large patio area, well tended lawn, mature shrubs, flower borders, bushes and trees, all offering privacy and seclusion. Wooden Shed.

INTEGRAL GARAGE: with power and light, electric roller door with remote keyfobs.



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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