

Connolly Yeoman



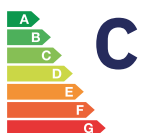
26 TOMMY ARMOUR PLACE,
CARNOUSTIE, DD7 7TQ

SEMI DETACHED
VILLA



Key Features

- Executive four bedroom semi detached villa in a highly desirable cul-de-sac location
 - Balcony with spectacular views over Carnoustie Golf Links
 - Gas central heating and double glazing
 - High quality finishes and exceptional attention to detail throughout



OFFERS OVER

£310,000

Property Description

Occupying an enviable position within a peaceful cul-de-sac this exceptional SEMI DETACHED VILLA offers a rare opportunity to acquire a beautifully appointed family home overlooking the world renowned Carnoustie Golf Links. Thoughtfully designed and meticulously enhanced, the property combines contemporary style with bespoke craftsmanship, creating a home that is both luxurious and individual. From the moment you enter, the attention to detail is immediately evident. A striking feature staircase forms the centrepiece of the home, complemented by carefully selected lighting and high quality finishes throughout. The spacious accommodation has been designed for modern family living, with every room reflecting the property's unique character. The four bedrooms all benefit from bespoke fitted furniture, providing excellent storage. Individually designed sinks, statement lighting and carefully curated interior features give the home a distinctive personality that sets it apart from typical modern developments. A particular highlight is the balcony, perfectly positioned to enjoy elevated views across the famous golf course, providing an ideal space to relax and appreciate the surrounding scenery. 26 Tommy Armour Place represents an outstanding combination of contemporary design, bespoke craftsmanship and an exceptional setting. With its thoughtfully designed interior, luxurious finishes, panoramic golf course views and enviable position within one of Carnoustie's most desirable residential developments, this is a distinctive home that offers an exceptional standard of modern family living in one of Scotland's most prestigious golfing locations.

ACCOMMODATION COMPRISING: HALLWAY, CLOAKS AREA, WC, LOUNGE/DINING AREA, KITCHEN, UTILTY ROOM, CONSERVATORY, MASTER BEDROOM ENSUITE, THREE BEDROOMS, FAMILY BATHROOM and BALCONY

RECEPTION HALLWAY: Entry is into a welcoming hallway with walnut flooring which continues through most of the ground level. A bespoke staircase with oak balustrade leads to the upper accommodation. A large under stairs cupboard provides storage for household items.

CLOAKS AREA: Approx. 5' X 3'7. Through an open archway into an area which has a window and built in storage. Useful for outdoor clothing and shoes.

WC: Approx. 7'2 x 5'6. Fully tiled with a recessed area, floating shelving, down lights, floor lights and a chrome wall mounted radiator. Fitted with a bespoke stainless steel wash hand basin and WC.



Property Description

KITCHEN:

Approx. 12'2 x 12'2. Fitted with a range of white high gloss base and wall units with co-ordinating work surfaces incorporating a bespoke stainless steel sink and drainer. Appliances include a five burner gas hob with modern extractor above, oven, microwave and dishwasher. An American style fridge freezer has pull-out larder cupboards at either side. There is recess storage and a feature casual dining area. Depending on how you wish your kitchen to be lit, there are plenty of options with under counter lighting, floor lighting and a one of a kind over head stary sky LED light. The kitchen overlooks the front of the property and has a door leading out to the side. Windows look through to the dining area and provide lots of natural light.

UTILITY ROOM:

Approx. 7'1 x 6'8. Fully tiled with black high gloss base and wall units with co-ordinating work surface. There is a under counter freezer and plumb space for a washing machine and tumble dryer.

OPEN PLAN LOUNGE & DINING ROOM:

Approx. 23'8 x 15'2. With walnut flooring throughout and built-in oak storage and display cabinetry with lighting. The dining area has ample space for a dining table and chairs. Double doors lead through to the conservatory.

CONSERVATORY:

Approx. 12'5 X 10'6. French doors provide access and lovely views over the rear garden. The conservatory is heated and has tiled flooring.



FEATURE STAIRCASE AND LANDING:

Leading up to the upper floor accommodation this bespoke staircase has an oak balustrade and light lime oak stairs. At a half landing there is dark oak panelling with nooks and mirrors insets. A solar tube provides some borrowed natural light.

MASTER BEDROOM:

Approx. 12'5 x 10'11. The master bedroom has built in wardrobes with opaque glazed doors and wood effect flooring. A wall mounted TV doubles as the CCTV screen and French doors open out on to a generously sized balcony.

BALCONY:

Approx. 11'10 x 4'7. With ample space for outdoor furnishings and views over the rear garden, railway and open outlook across the golf course.

ENSUITE SHOWER ROOM:

Approx. 8'9 X 3'10. Fully tiled with a walk in shower with fitments, white WC and wash hand basin. There is a wall mounted mirror with light, a chrome wall mounted towel rail, expel air and tile effect flooring.

FAMILY BATHROOM:

Approx. 7'4 x 5'6. Comprising of a three piece white suite with a shower over the bath. Fully tiled with bathroom fitments and a chrome wall mounted towel rail. There is display shelving for storage around the wash hand basin and WC.



BEDROOM 2:

Approx. 12' x 8'11. Overlooking the front garden, with bespoke built in wardrobes with wooden sliding doors, a unique painted bed frame using railway sleepers and a recessed area with feature lighting.

BEDROOM 3:

Approx. 10'10 x 10'9. Furnished with bespoke fitted cabinets with opaque glazing, shelving, drawers and fitted wardrobes. There is a built in bed with a wood finish and a bed side table at either side. A window looks out across the rear garden and golf course.

BEDROOM 4:

Approx. 9'11 x 9'7. Fitted with bespoke built in furnishings and lighting and overlooking the front of the property.

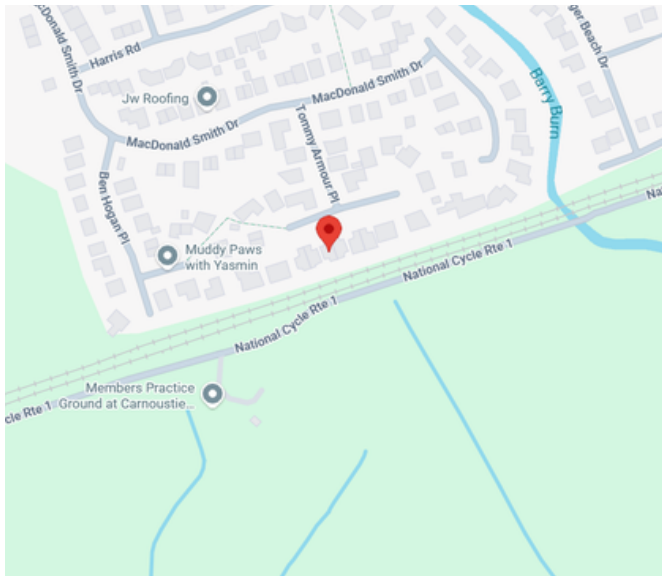
OUTSIDE:

To the front of the home there is a monoblock driveway with ample space for multiple vehicles. A single garage has an electric up and over door and a side door provides pedestrian access. A pathway with rustic planting leads to the rear garden which has feature fencing. The rear garden has been laid to lawn with mature shrubs and a summerhouse. There is an area of composite decking with an awning above, feature lighting, electric sockets and an outside tap.





Property Professionals



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**Connelly
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