

Connelly Yeoman



4 KIRKTON TERRACE, CARNOUSTIE, DD7 7BZ

TRADITIONAL VILLA



- Set within the desirable coastal town of Carnoustie.
 - With gas central heating and double glazing.
 - A traditional villa retaining many original features.
- A mature secluded rear garden with a summerhouse, greenhouse, established plants & fruit trees.



OFFERS OVER
£199,000

Property Description

This TRADITIONAL SEMI-DETACHED VILLA must be viewed to appreciate the many original features which have been retained. Set within the beautiful Angus costal town of Carnoustie which had many local amenities including a variety of local and national shops, cafes and restaurants, primary and secondary schools, as well as the internationally renowned Championship Golf Course and award winning beaches. You are minutes away from the A92 which provides an easy commute to all Angus towns and villages and further a field to Aberdeen, Dundee, Perth and beyond. The property is well presented with many original features and spacious rooms. It has gas central heating, double glazing and new double glazed doors fitted to the front and rear. The villa is situated on a lovely quiet street and has a small walled garden at the front. The rear garden is very secluded, with mature fruit trees and shrubs, with a vegetable patch, greenhouse and summerhouse. Early viewing of this charming property would be highly recommended.

ACCOMMODATION:

VESTIBULE, LOUNGE, DINING/FAMILY ROOM, KITCHEN, FAMILY BATHROOM AND 3 DOUBLE BEDROOMS.

HALLWAY:

Entry to the property is into a vestibule with a glass panelled door leading into the hallway which has a lovely original tiled floor and wooden balustrade leading to the half landing and on to the upper floor.

LOUNGE:

Approx. 16'9 x 15'4. The Lounge has many charming original features retained which include detailed cornicing, ceiling rose, deep skirting and a picture rail. It also has a feature fireplace with a gas fire set on a marble hearth, tiled inlay and a wooden surround. The room faces toward the front of the property and has a shelved alcove with under storage and a radiator.

DINING/FAMILY ROOM:

Approx. 16'9 x 16'9. A lovely bright room looking out over the rear of the home with laminate flooring and alcove with under storage. There are wall lights and spotlights to the ceiling. Ample room for dining or seating furnishings and a radiator.

KITCHEN:

Approx. 8'8 x 15'2. A well appointed family kitchen with a range of base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap, double electric oven, gas hob and extractor above. There is an integrated fridge and washing machine. The floor is tiled with spotlights to the ceiling and a useful under stairs storage cupboard. A new double glazed door leads out into the garden.

HALF LANDING:

The wooden balustrade leads to a half landing with a side facing window and access hatch leading to the loft. For here the family bathroom is accessed.

FAMILY BATHROOM:

Approx. 7'10 x 11'10. With a window overlooking the rear of the property offering natural light and ventilation. There is a vanity unit incorporating the wash hand basin, WC, bath and a separate shower cubicle housing an electric shower. The bathroom is fully tiled.



UPPER HALLWAY:

The staircase leads on from the half landing to the upper hallway which has a large storage cupboard.

MASTER BEDROOM:

Approx. 14'2 x 12'6. A large bright double bedroom with a window facing the rear of the property. There is a wardrobe and a radiator.

BEDROOM 2:

Approx. 12'2 x 15'2. Bedroom 2 is a large double with a window facing towards the front of the property with bedroom fitments including shelved and hanging wardrobe, vanity unit and a radiator.

BEDROOM 3:

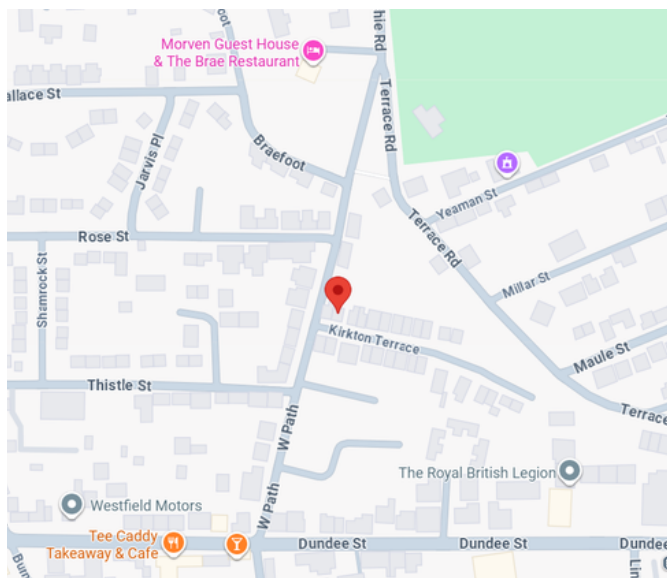
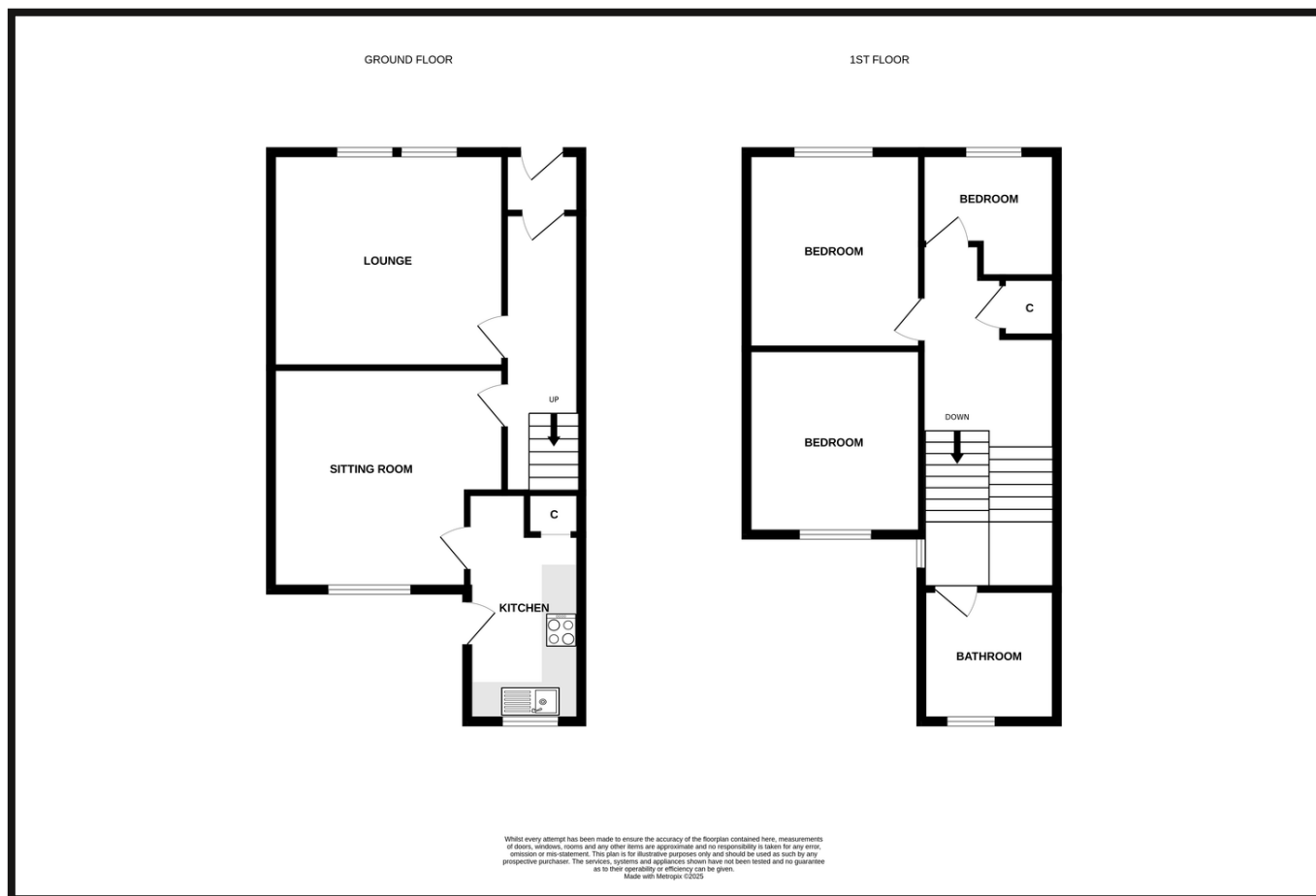
Approx. 10'2 x 12'2. A good sized double bedroom which overlooks the front of the property with a large built in storage cupboard and a radiator.

OUTSIDE:

4 Kirkton Terrace is situated on a lovely quiet street. To the front of the property is a small, easy to maintain walled garden. The rear garden is fully enclosed with a secluded patio seating area which flows into a well established garden with mature fruit trees and shrubs. There is also a vegetable patch, greenhouse and detached summer house.



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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tspc

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