

# Connelly Yeoman



**8 THOMAS STREET  
CARNOUSTIE DD7 7LX**

**FIRST FLOOR FLAT**



- Bright and airy 2 Bedroom First Floor Flat
- Located in a popular residential area within easy reach of central amenities
  - Gas Fired Central Heating and Double Glazing, good storage
  - Private off-street drive-in and further side garden area



OFFERS OVER  
**£95,000**

# Property Description

This bright and airy two bedroom FIRST FLOOR FLAT forms part of the upper floor of a building of 4 similar flatted dwellings and is ideally situated within a popular residential area of Carnoustie, within easy reach of local shops and close to the town centre amenities and services. The property offers well proportioned accommodation and enjoys the benefits of Gas fired central heating and Double glazing. Externally, there is a private off-street drive-in and also a private area of garden to the side of the building, both areas exclusive to the property. Overall, a good first time buy or investment property, and viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE AREA WITH INTERNAL STAIRCASE LEADING TO THE ACCOMMODATION; HALLWAY, LOUNGE, KITCHEN, BATHROOM, 2 BEDROOMS.

**UPPER HALLWAY:** Side entrance door into the property, with an internal staircase (runner carpeting and tiling on the stairs) up to the Flat; glazed panel door into the Upper Hallway with access from here into the Lounge, Bathroom and 2 Bedrooms; neutral decor; built-in storage cupboard with shelving.

**LOUNGE:** Approx. 14'11 x 11'9. A generously proportioned Lounge, with large front-facing twin windows allowing for lots of natural light; neutral decor; 2 CH Radiators; door from the Lounge leads through into the Kitchen.

**KITCHEN:** Approx. 10'1 x 8'6. Fitted with a range of base and wall mounted storage units in a cream finish with wood-effect trim; work surfaces and sink-top with drainer; breakfast bar area for everyday casual dining; space for white goods; Wall mounted Worcester Gas boiler; tiled floor; CH Radiator; a large rear-facing window allows for natural light and ventilation.



**BATHROOM:** Approx. 6' x 6'. Comprising a three piece white bathroom suite with an Electric shower unit over the bath and fitted glass shower screen; full wall tiling; extractor fan; tiled flooring; large opaque glazed window; CH Radiator.

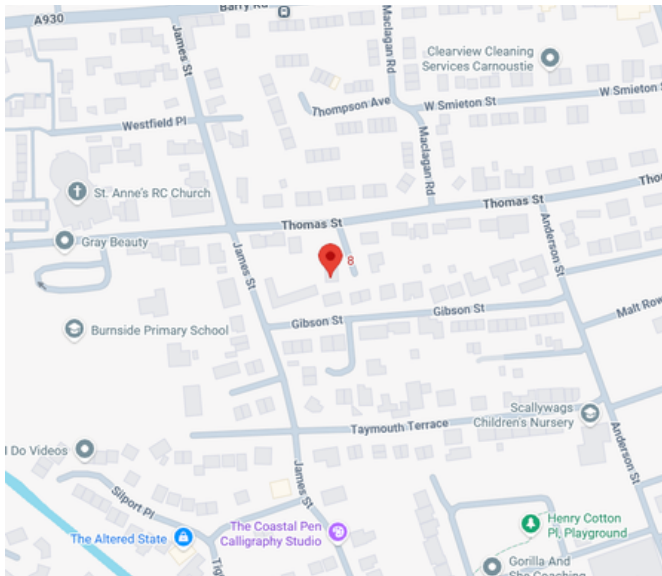
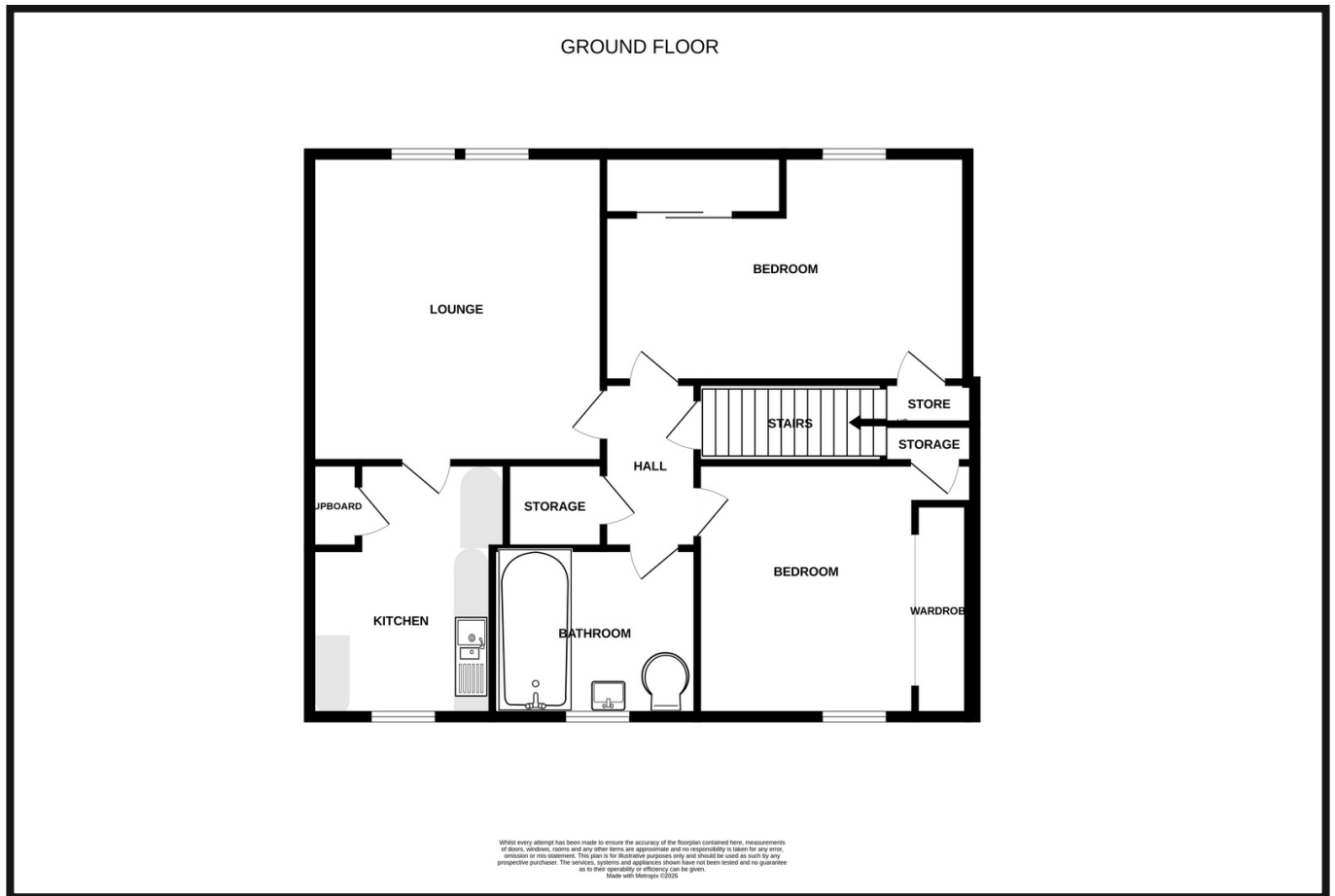
**BEDROOM 1 :** Approx. 15'11 x 11'4. A spacious double bedroom with a large front-facing window which allows for ample natural light into the room; built-in cupboard and top storage above; built-in wardrobe with mirror sliding doors; neutral decor; CH Radiator.

**BEDROOM 2:** Approx. 12'5 (into the storage space) x 10'1. Another spacious bedroom, with a large rear-facing window which allows for ample natural light; built-in storage area (sliding mirror doors are available for closing over this space - to be reinstated ?) hanging rails and shelving; CH Radiator.

**GARDEN:** Side drive-in from the street offering off-street parking. Pathway to the garden area which is mostly laid to grass.



# 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.

**Connelly  
Yeoman**

**tspc**

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