

Connelly Yeoman

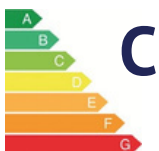


**SMITHY HOUSE, 9 MUIRDRUM
BY CARNOUSTIE DD7 6LE**

SEMI-DETACHED VILLA



- Attractive and deceptively spacious Semi Detached Villa property
- Ideally located in the small village hamlet of Muirdrum, within easy reach of Carnoustie town
- Oil Fired Central Heating, Double Glazing, Solar Roof Panels with battery, EV Charge point
- Established Gardens to the front and side, Private off-street car parking area



OFFERS OVER
£270,000

Property Description

This attractive and deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the generous accommodation on offer. Ideally set within the popular semi-rural village hamlet of Muirdrum, within easy reach of all local amenities and services in the town of Carnoustie, the property offers spacious family living over two floors. Carnoustie is served by a whole host of local amenities and services, including a variety of local and national shops, cafes and restaurants, well regarded primary & secondary schools, as well as the internationally famous Championship Golf Course and the popular seafront and beach areas. The property is also located within minutes' drive from the main A92 dual carriageway which gives access to commute to Dundee, Arbroath and all local Angus towns. The property has been extended on the side gable and offers spacious and well proportioned rooms (with super open countryside views), and enjoys the benefits of Oil fired central heating (all the radiators have individual thermostats for control), Double glazing and Solar roof panels. Externally, the property is situated on a good sized garden plot, with a private off-street car parking area and a lovely south-facing side garden, mostly laid out in lawn and mature shrubs and trees. Also in particular there is a large side area of driveway offering ample off-street car parking together with an Electric vehicle charge point. Early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE & DINING AREA, BEDROOM 4/HOME OFFICE, SITTING/FAMILY ROOM, FAMILY BATHROOM, KITCHEN; **UPPER FLOOR:-** MASTER BEDROOM, 2 FURTHER BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY: Enter via the main front entrance door into the Hallway, which has a coats storage area and a CH Radiator; off this area is located the spacious Lounge with Dining area.

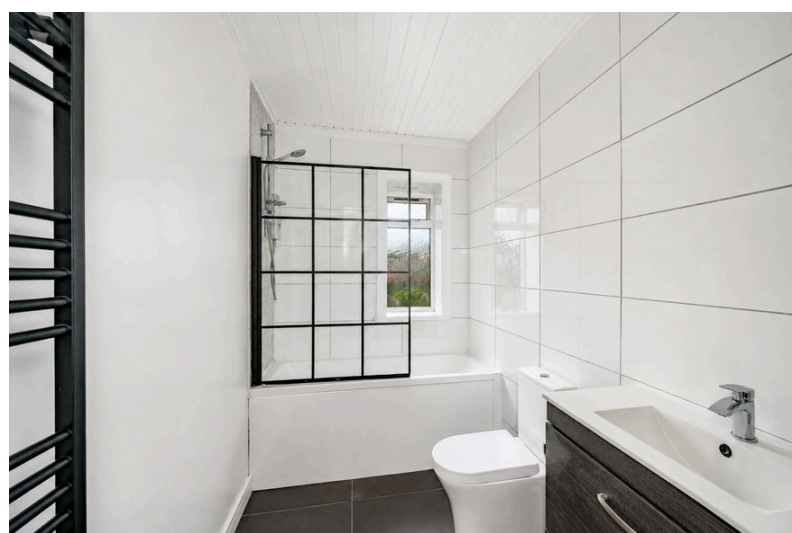
LOUNGE & DINING AREA: Approx. 18'3 x 23'2. A lovely spacious Lounge which has a side-facing bay window with a built-in window seat, overlooking the garden area; focal point wood-burning Stove with a wooden fire surround and stone hearth; wood flooring; open plan into the Dining area which has two side-facing windows and has ample space for dining table and chairs; two CH Radiators; under-stair alcove ideal for a study/computer area and built-in storage; staircase off the Lounge leading to the upper floor accommodation.

Located off the Lounge is access into Bedroom 4.

BEDROOM 4/STUDY: Approx. 14'2 x 9'9. This room is presently utilised as a Home Office but would make an ideal fourth Bedroom; built-in triple wardrobe (shelving and hanging rail); side-facing window overlooking the garden area; CH Radiator.

SITTING ROOM/BEDROOM: Approx. 15'10 x 14'10. Another public room, ideal as a Sitting Room, with a front-facing window; CH Radiator; feature shelved alcove with glass displays and storage underneath; tiled fireplace and hearth (non-working fire); an external door leads out into the garden.

FAMILY BATHROOM: Approx. 5'5 x 11'3. Comprising a three piece bathroom suite, WC., wash-hand basin and a bath with an over the bath Electric shower unit and modern shower screen; the wash-hand basin is incorporated within a vanity unit; there is modern wall tiling and a tiled floor; heated CH towel rail.



KITCHEN: Approx. 12'2 x 11'. The Kitchen has a side-facing window and is fitted with a range of base and wall mounted units, work surfaces incorporating a stainless steel sink with shower mixer tap fitment; Built-in Electric Oven, stainless steel 5 burner Gas Hob with an extractor hood above; space for a fridge/freezer, space and plumbing for both a dishwasher and automatic washing machine appliances;

UPPER FLOOR HALLWAY: Staircase leading to the upper floor hallway area, where there is a side-facing window offering ample natural light; CH Radiator.

MASTER BEDROOM 1: Approx. 15'9 x 11'. A generously proportioned, bright and spacious main Bedroom, with a rear-facing window offering open views over the surrounding countryside and field, out towards the east coast; one wall has fitted wardrobes with shelving and hanging rails; wood-effect flooring; CH Radiator.



SHOWER ROOM: Approx. 7'1 x 8'. Comprising a two piece bathroom suite, WC., and wash-hand basin, corner shower cubicle housing an Electric shower unit; modern wet wall panel finish and Parador lined ceiling with inset spotlights; CH Radiator; side-facing opaque glazed window allows for natural light and ventilation.

BEDROOM 2: Approx. 14'8 x 8'3. Another spacious Bedroom which has a side-facing window offering fine open views; built-in wardrobe with shelving and hanging rail; CH Radiator.

BEDROOM 3: Approx. 14'8 x 12'1. Bright and spacious double size Bedroom which has a side-facing window; CH Radiator; from this room there is access into the attic space (large storage attic with electric light).

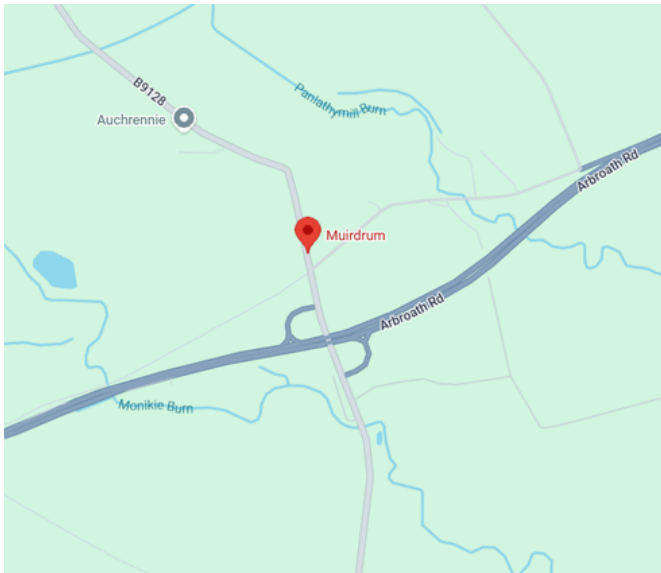
GARDENS: Located from the main street in Muirdrum village, the property has a large driveway with ample off-street car parking and there is an Electric charging point. Beyond this area is the enclosed side garden area, laid out in grass and established shrubs.

Outside Store; Wooden Bike Shed and an additional Wooden Shed. External Electric charging points and power points.

The front garden area is all fenced off and has a raised composite decking area with seating area and a Pergola that has an overhead canopy; the garden here is laid out with grass and established shrub border. The Oil Tank is situated to the front of the property.



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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