

Connelly Yeoman



**2 WILLIAM STREET
CARNOUSTIE DD7 6DH**

**SEMI DETACHED
COTTAGE**



- Ideally located in a sought after residential area close to central amenities and shops
 - A charming, well presented 3 Bedroom Semi Detached Cottage style property
 - Gas Fired Central Heating, Double Glazing, deceptively spacious accommodation
 - Ornamental Front Garden, delightful sunny rear Garden, Drive-in and Single Garage



OFFERS OVER
£250,000

Property Description

This charming and very well presented SEMI DETACHED COTTAGE style property is ideally located in a popular and sought after residential area of Carnoustie and offers deceptively spacious accommodation over two levels with the benefits from Gas Fired Central Heating and Double Glazing. The popular seaside town of Carnoustie itself offers a wealth of amenities and services, including primary and secondary schooling, a variety of local and national shops, cafes and takeaway outlets, restaurants, public houses, public transport for both rail and bus, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links, together with the stunning seafront and beach areas, ideal for outdoor leisure pursuits and long leisurely walks along the coastline and promenade areas. The property has massive kerb appeal which belies the deceptively spacious internal accommodation. Internal decor, fittings and finishings are all along modern, stylish lines whilst maintaining the cottage theme throughout. Externally, there is an easily maintained ornamental front garden area, with a side pathway leading to the side and rear garden areas, with a paved patio area (ample space for outdoor furnishings) and the main garden is a great size, mostly laid to lawn with mature bushes, trees and plantings. There is a timber decking area with Pergola, an ideal area for enjoying the sunny aspect, and an access gate from the rear leads to a tarmac space with drive-in for one car and access to the Single Garage (accessed from William Place). Overall, this is a fine example of a charming cottage property located within minutes' of central amenities and early viewing is recommended to appreciate.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, GROUND FLOOR BEDROOM 1, DINING/SITTING/FAMILY ROOM, BEDROOM 2, KITCHEN, LOUNGE WITH PATIO DOORS; UPPER FLOOR:- BEDROOM 3, SHOWER ROOM.

ENTRANCE HALLWAY: Enter via the main front entrance door into the Hallway, which has tiled flooring. The carpeted staircase leads off the Hallway up to the upper floor accommodation. Traditional cottage style features including ornate ceiling corning. CH Radiator. Access to the ground floor Bedroom. Access into the Dining/Sitting/Family room.

BEDROOM 1: Approx. 13' x 13'9". A lovely bright and spacious ground floor Bedroom, which has a front-facing window, neutral decor, fitted carpeting, ceiling corning and a recessed alcove for storage. CH Radiator.

DINING/SITTING/FAMILY ROOM: Approx. 13'10" x 14'1". A spacious public room offering adaptable room use, ideal as a dining room or sitting/family room, with ample space for furnishings. Rear-facing window. Ceiling spotlights. Deep understair storage cupboard. CH Radiator. Focal point wood burner stove with a tiled inlay and wooden mantle. A door from this room leads off into another Bedroom. A further glazed panel door leads from the Dining/Sitting room into the Kitchen.

BEDROOM 2: Approx. 8'9" x 13'. A lovely guest Bedroom, with a side-facing window, neutral decor and fitted carpeting. Built-in wardrobe with shelving and hanging space. CH Radiator.

KITCHEN: Approx. 13'3" x 6'8". The kitchen is fitted with a range of base, wall and display units, fitted open shelving, co-ordinating worktop surfaces and a ceramic sink with mixer tap. **Baumatic range-style free-standing Cooker with a 5 burner gas hob and an extractor hood above. Plumbing and space for a dishwasher and an automatic washing machine. Plumbing and space for an American style fridge/freezer.** A skylight window allows for ample natural light into the kitchen area. CH Radiator. An open plan archway leads off through into the main Lounge.

LOUNGE: Approx. 19'11" x 12'1" (at widest point). A spacious, dual aspect room with rear-facing windows and side-facing Patio doors lead out into the rear garden. Wood-effect flooring, CH Radiator. Ceiling spotlights. Large, pantry-style cupboard, ideal for household items, and housing the gas central heating boiler. (This cupboard may be suitable for conversion into a WC/Toilet subject of course to the usual Local Authority Planning permissions, etc., being obtained by any prospective purchaser and the terms of which we are not liable for).



UPPER FLOOR: Staircase to the upper floor landing area with a velux roof window which allows for ample natural light into this area. Built-in storage cupboard into the eaves space. Access to the upper floor Bedroom.

BEDROOM 3: Approx. 16'11 x 12'11 (at widest point). A spacious upper floor Bedroom, with dual aspect windows, one to the rear and a velux roof window to the front. Ample space for bedroom furnishings. Ceiling spotlights. CH Radiator.

SHOWER ROOM: Approx. 6'11 x 8'3. Comprising a two piece white bathroom suite, with the wash-hand basin set in a vanity unit with storage below. Separate shower enclosure housing a mains power "rainfall" showerhead. Full wall tiling and wet wall panel finish at the shower enclosure. Opaque glazed window. CH Radiator.

GARDENS: The front of the property enjoys a bright and sunny aspect, with an enclosed ornamental garden area laid out in paving slabs for ease of maintenance and a low level boundary wall. A side pathway (to the left-hand side) leads to the side of the property and on to the rear garden.

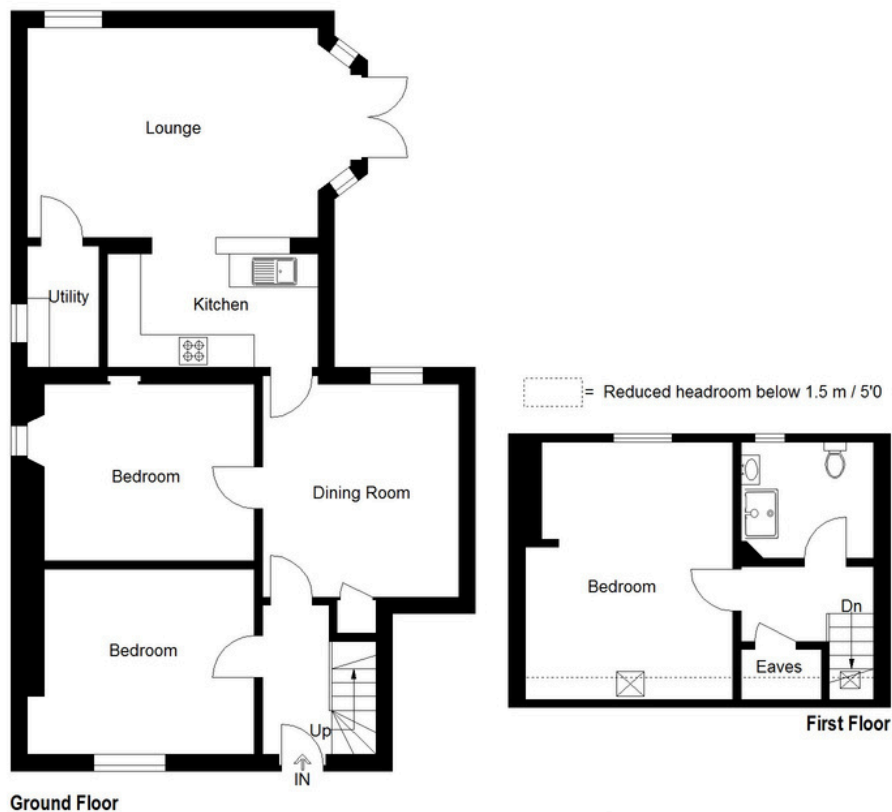
The side garden from the Patio doors has a paved patio area, with ample space for outdoor furnishings, and the main garden is a great size, mostly laid to lawn with mature bushes, trees and plantings. There is a timber decking area with Pergola, an ideal area for enjoying the sunny aspect. An access gate from the rear leads to space with a drive-in for one car.

There is also a Single Garage with side door access, power and light, up and over door.

NB Both the drive-in and access to the Garage are obtained from William Place.



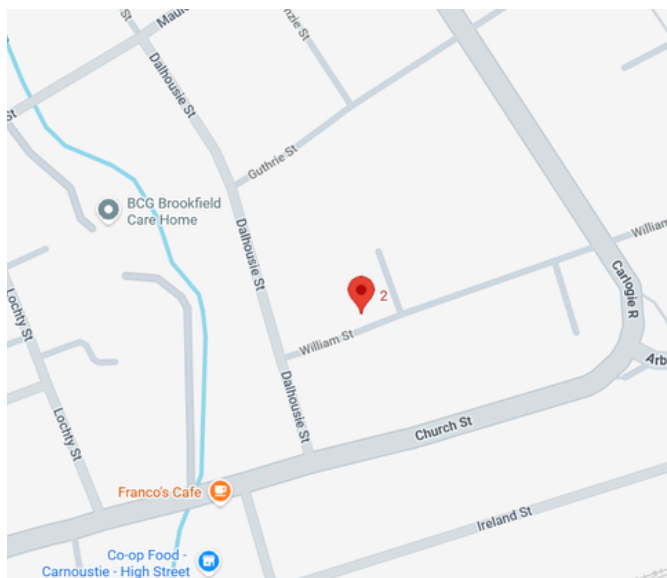
Property Professionals



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID869620 / Ref:81578)



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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