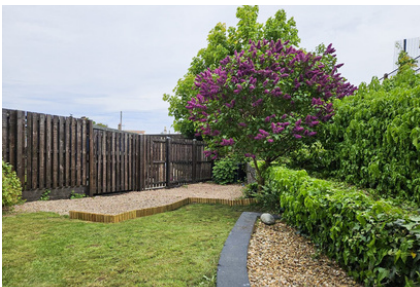




**25 ARBROATH ROAD
WEST HAVEN, CARNOUSTIE DD7 6BH**

SEMI DETACHED VILLA



- Deceptively spacious and well presented 3 Bedroom Semi Detached Villa
- Ideally located in a sought after residential area, close to West Haven beach and seafront
 - Gas Fired Central Heating and Double Glazing
- Pavior driveway leading to the large Garage, Established Gardens front, side and rear



OFFERS OVER
£200,000

Property Description

This deceptively spacious and well presented SEMI DETACHED VILLA is located in a much sought after residential area of Carnoustie and is just minutes' walk from the popular seascape area of West Haven (known locally as The Ha'en). Carnoustie offers a whole wealth of local amenities and services, including local shops, restaurants and cafes, hotels and public houses, local primary and secondary schooling (Carlogie Primary School is within easy reach) and of course not forgetting the world renowned Golf Links and lovely seafront areas of the town. The property offers deceptively spacious accommodation over two floors and benefits from Gas fired central heating and Double glazing. Externally, to the side of the property there is a large pavior driveway area offering ample car parking and leading to the large Garage. There are also established gardens to the front, side and rear, all enjoying a sunny southerly aspect. Overall, this property will be of interest to a variety of buyers and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE PORCH, LOUNGE, DINING AREA & KITCHEN; UPPER FLOOR:- FAMILY BATHROOM, 3 BEDROOMS. LARGE GARAGE.

ENTRANCE PORCH: Approx. 7'2 x 6'2. A welcoming entrance porch area, with a velux roof window and two further side windows which allows for a bright and welcoming area, with space for furniture. A glazed panel door leads through into the Hallway.

HALLWAY: Access into the Lounge from the hallway; staircase leading to the upper floor accommodation; CH Radiator; cupboard housing the electric meter and fuse box.

LOUNGE: Approx. 12'4 x 14'4. A well proportioned, bright room which has a front-facing window overlooking the front garden area; neutral decor; TV and telephone points; large understair storage cupboard (housing the gas meter); CH Radiator; access from the Lounge via a glazed panel door through into the Dining Kitchen.

DINING KITCHEN: Approx. 15'6 x 9'4. A spacious and well presented space, with ample room for dining table and chairs; the dining area has a door leading out into the rear garden area; TV point; CH Radiator. The Kitchen area is fitted with a range of base and wall mounted storage units, co-ordinating work surfaces and a double bowl stainless steel sink with mixer tap; Built-in stainless steel Electric Oven, 5 burner Gas hob with a glass and stainless steel finish extractor over the hob; integrated slim-line Dishwasher, Fridge/Freezer and Automatic Washing Machine; rear-facing window overlooking the garden.

UPPER FLOOR: Staircase leading to the upper floor landing area where there is a side-facing window allowing for lots of natural light; CH Radiator; ceiling hatch access into the loft space.



FAMILY BATHROOM: Approx. 6'6 x 6'2. Comprising a three piece white bathroom suite, with a P-shaped jacuzzi bath and an over the bath shower unit and glazed shower screen; fully tiled walls; bathroom fitments; CH Radiator; rear-facing opaque glazed window allows for natural light and ventilation.

BEDROOM 1: Approx. 12'8 x 9'3. A bright and spacious main double size Bedroom, with a front-facing window; neutral decor; CH Radiator.

BEDROOM 2: Approx. 11'6 x 9'2. Another good size double Bedroom, with a rear-facing window overlooking the rear garden and over towards the West Haven seashore and sea beyond; CH Radiator.

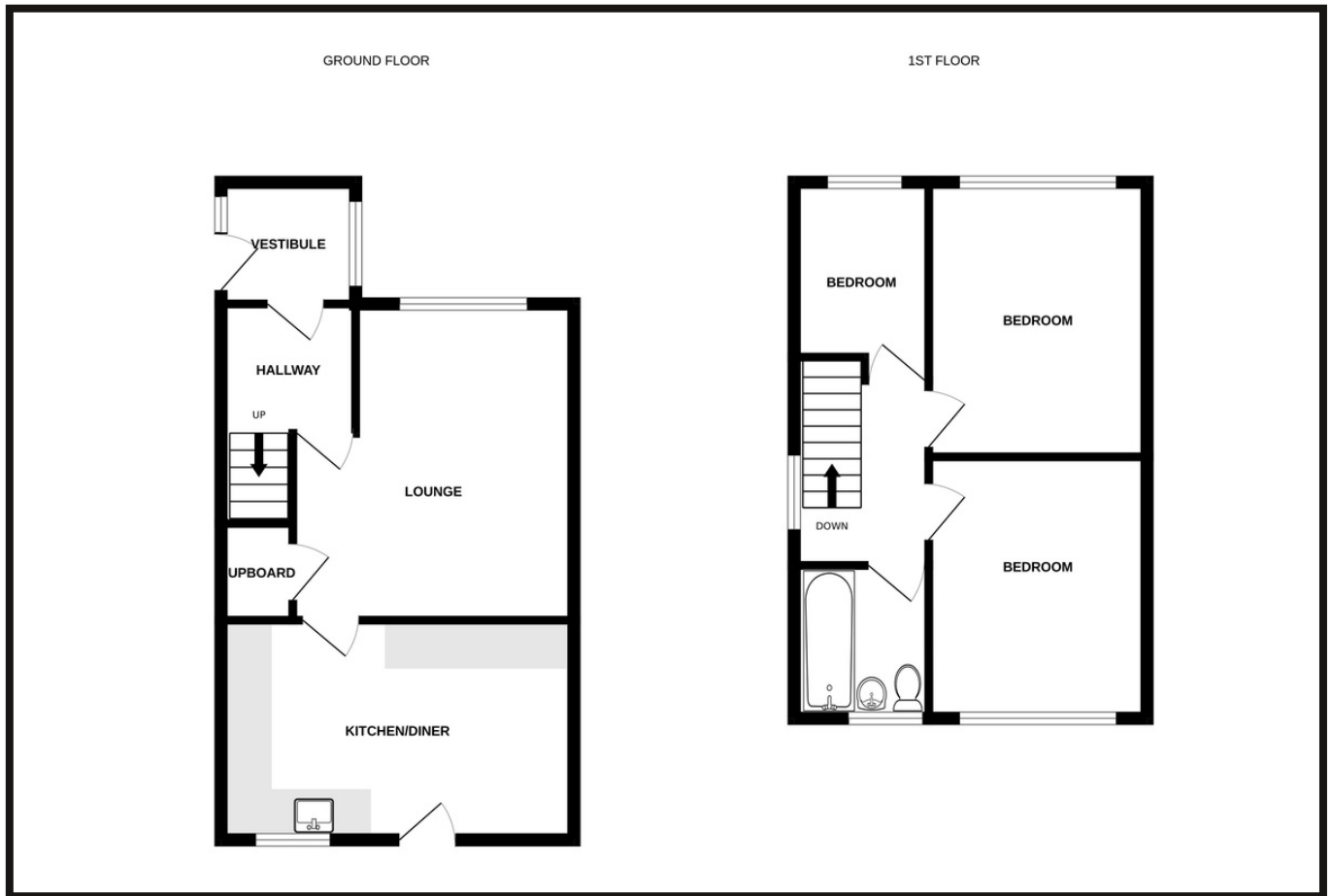
BEDROOM 3: Approx. 9'2 x 6'3. The smaller of the three Bedroom but still a good size Single Bedroom, with a front-facing window; built-in shelved storage cupboard; CH Radiator.

GARDENS: The front garden area is laid out with mature shrubs and bushes; large pavior driveway area, with ample car parking for at least 2 vehicles and leading into the Garage. Side area of garden. The enclosed rear garden enjoys a sunny, southerly aspect and is laid out in lawn, outside seating/entertainment areas.

GARAGE: Approx. 23'6 x 13'2. A large Garage with power and light; ample power points.



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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