

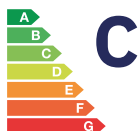


**5 NICOLL PLACE  
CARNOUSTIE DD7 6GS**

**SUPERIOR  
DETACHED VILLA**



- Large Superior 5 Bedroom Detached Villa set on a Corner Garden Plot
- Ideally located in a prime residential area of Carnoustie close to amenities
- Gas Fired Central Heating, Double Glazing, modern fixtures and quality fittings
- Mature gardens with uninterrupted views from the rear garden over open countryside



OFFERS OVER  
**£420,000**



# Property Description

Connelly Yeoman Estate Agency are excited to present to the market this **LARGE SUPERIOR DETACHED VILLA** which is ideally located at the end of a quiet cul-de-sac within the highly sought after Carlogie Court development of similar villa properties. Carnoustie is served by a whole host amenities and services, including a variety of local and national shops, cafes and restaurants, takeaway food outlets, a Library, Health Centre, Leisure Centre, and both primary and secondary schooling are close-by (Woodlands Primary School and the Carnoustie High School are both located within easy walking distance from the property). The seafront area of the town offers lovely sea and coastal walkways, leisure pursuits, as well as the internationally famous Championship Golf Courses and Carnoustie Golf Hotel. The town is served with good transport links, both bus and trains, and you are only minutes' drive from the main A92 dual carriageway which allows for commuting to Dundee, Arbroath and all local Angus towns.

Sitting within an exclusive large corner plot, with woodland to one side, and from the rear garden you have uninterrupted views over farmland and beyond, this lovely family home has space in abundance and consists of a large Lounge with French doors into the rear garden, a formal Dining room, spacious and well appointed Kitchen with dining/family space and doors leading into the garden, Utility room with a door leading to the integral Double garage. A beautiful wooden staircase leads to a feature gallery mezzanine level where there are five bedrooms, two with en-suite Shower rooms, and a family Bathroom. Externally, the property sits on a generous corner garden plot, all neatly laid out with established lawn areas, mature shrubs and plants. To the rear, the sunny patio area is perfect for outside entertaining, and there is a raised area which houses a large timber Summerhouse. Early viewing is recommended.





# Property Description

**ACCOMMODATION COMPRISING:** RECEPTION HALLWAY, WC/TOILET, LOUNGE, DINING ROOM, SPACIOUS WELL APPOINTED KITCHEN & FAMILY AREA with FRENCH DOORS, UTILITY ROOM with access into the INTEGRAL DOUBLE GARAGE; UPPER FLOOR:- FIVE BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS) FAMILY BATHROOM

**RECEPTION HALLWAY:** Approx. 10'1 x 12'9. Enter into this welcoming reception hallway via a double glazed door with decorative glass and a glazed side panel. A large understairs cloaks cupboard offers ample storage. Oak flooring flows to a lovely split level feature wooden staircase to the upper floor where a mezzanine level gives access to the bedrooms and bathroom.

**WC/TOILET:** Approx. 5'3 x 3'1. From the hallway this handy room has a side window, wash hand basin, WC, bathroom fitments and a radiator.

**LOUNGE:** Approx. 13' x 20'. A lovely, well proportioned Lounge with a front facing bay window overlooking the garden and French doors lead out into the rear garden where there are uninterrupted views across farmland and beyond. A lovely feature marble fireplace and hearth incorporates a Gas fire. Two radiators.

**DINING ROOM:** Approx. 10' x 12'10. A lovely spacious formal Dining room with ample room for furnishings, rear facing window with lovely views and a radiator.

**DINING KITCHEN & FAMILY AREA:** Approx. 12'9 x 19'8. This spacious Kitchen and Family area offers a great family space; the kitchen area is fitted with a good range of base and wall units with co-ordinating work surfaces incorporating a bowl stainless steel sink with mixer tap. Built-in double Electric Oven and 5-burner Gas hob with a stainless steel and glass extractor hood above; integrated Dishwasher & Fridge. From the kitchen a spacious dining/family area has French doors leading out to the rear garden and two rear facing windows, allowing for lots of natural light into the room. Downlights to the ceiling and a tiled floor.

**UTILITY ROOM:** Approx. 7'8 x 9'. From the kitchen, this room has base units with work surface incorporating a stainless steel sink, integrated freezer, plumbed space for a washing machine, space for a tumble dryer, the central heating boiler, a door leading to the side garden and a further door leading into the integral double garage.

**UPPER LANDING:** A lovely bright mezzanine landing area leading to the Bedrooms and Family Bathroom. There is a storage cupboard and further shelved linen cupboard. Radiator.





**MASTER BEDROOM:** Approx. 14'8 x 17'2. Spacious main bedroom with a lovely front facing Juliette balcony doors and two side facing Velux roof windows. Two double shelved and hanging wardrobes and two radiators. Access into the en-suite shower room.

**EN-SUITE SHOWER ROOM:** Approx. 5'4 x 10'. A large vanity unit incorporates two sinks and the WC. The walk-in shower is tiled as is the flooring. A side facing Velux window giving light and ventilation and downlights to the ceiling. Extractor fan. Radiator.

**BEDROOM 2:** Approx. 10'1 x 11'1. This rear facing room has lovely views over the surrounding countryside, a double shelved and hanging wardrobe and a radiator.

**BEDROOM 3:** Approx. 12'10 x 10'1. A lovely room with front facing bay window, wood effect laminate flooring and a radiator.

**BEDROOM 4:** Approx. 12'2 x 9'5. Rear facing again with lovely views overlooking the countryside, two double shelved and hanging wardrobes, a radiator and an en-suite.

**EN-SUITE SHOWER ROOM:** Approx. 5'10 x 5'1. A vanity unit incorporates the wash hand basin and WC and a separate shower cubicle which is fully tiled. Tiling to the floor, a radiator, a rear facing window and bathroom fitments. Extractor fan.

**FAMILY BATHROOM:** Approx. 6'9 x 6'6. With 3-piece suite, the bath has an over the bath shower, a vanity unit incorporates the wash hand basin and WC. A side facing window, radiator, extractor fan and a tiled floor.

**BEDROOM 5:** Approx. 8'9 x 11'. This rear facing room has the lovely countryside views, a double wardrobe and a radiator.

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**GARDENS:** The property sits on a generous corner garden plot, all neatly laid out with established, mature shrubs and plants. To the rear, the sunny patio area is perfect for outside entertaining, and there is a raised area which houses a large timber Summerhouse. There is also a wooden Shed for external storage and a Greenhouse. External security lighting. The front garden is mostly laid to lawn and established shrubs, with a paved pathway leading to the front door. The driveway offers off-road car parking and leads to the integral double Garage.

**DOUBLE GARAGE:** Approx. 22' x 17'5. This double garage has double doors, power and light, and a door leading into the Utility Room.

**Intruder Alarm System and Smoke Alarms.**

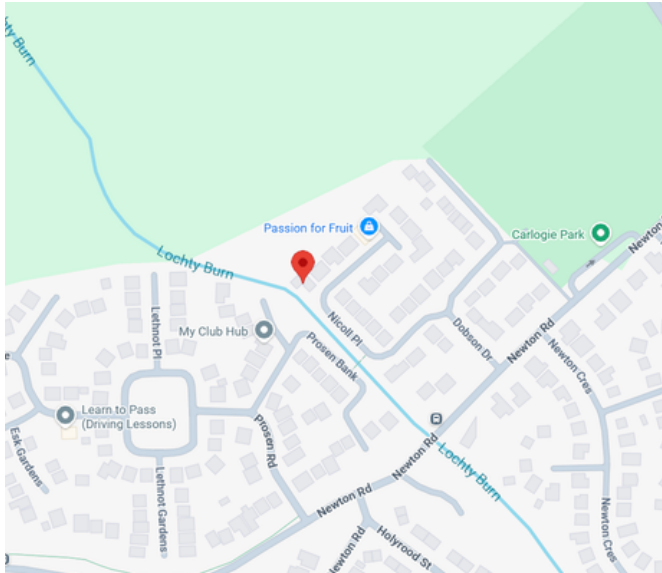
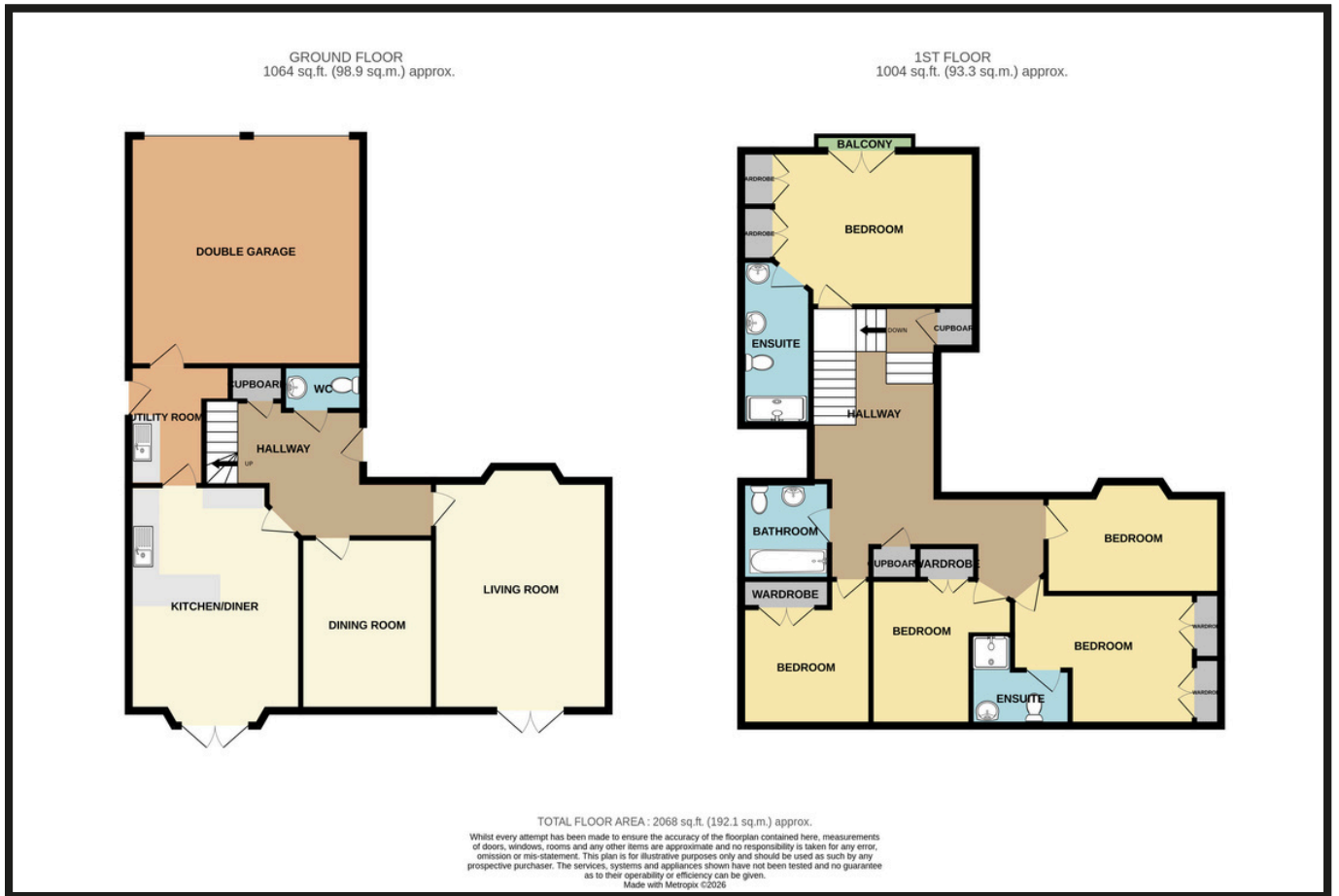








# Property Professionals



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**



## Connect with us



**ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100**

**CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347**

**MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA**