

Connelly Yeoman

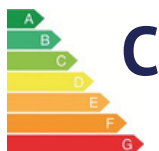


**SMITHY HOUSE, 9 MUIRDRUM
BY CARNOUSTIE DD7 6LE**

SEMI-DETACHED VILLA



- Flexible 4/5 Bedroom extended Villa with Countryside Views
- 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
- **HOME REPORT VALUATION £270,000**



4/5 1/2 2

OFFERS OVER
£259,000

Property Description

Smithy House is an extended, deceptively spacious family home in the semi-rural hamlet of Muirdrum, offering flexible 4/5 bedroom accommodation, open countryside views, and a south-facing garden - just minutes from Carnoustie's schools, beach and championship golf course, with an easy commute to Dundee via the A92.

The heart of the home is a bright open-plan living and dining room with a log-burning stove - perfect for cosy family evenings - complemented by a separate family room on the ground floor, currently used as a playroom and guest bedroom, which works equally well as a fifth bedroom, home office or snug. Also on the ground floor are the kitchen, a further double bedroom/home office, and the family bathroom. Upstairs are the master bedroom, two further bedrooms and a shower room.

Extended on the side gable, the house offers generously proportioned rooms throughout, with open views over the surrounding countryside. High-speed Starlink satellite broadband is installed and included in the sale - the equipment transfers to the new owners, so you're connected from day one, ideal for home working. Further benefits include solar roof panels, an EV charge point, double glazing, and oil-fired central heating with individually thermostat-controlled radiators (EPC rating C).

Outside, the property sits on a good-sized plot with a lovely south-facing garden laid mainly to lawn with mature shrubs and trees, plus a large private driveway providing ample off-street parking.

Muirdrum offers peaceful village living with none of the isolation - Carnoustie's shops, cafes, well-regarded primary and secondary schools, seafront and famous links are minutes away, and the A92 puts Dundee, Arbroath and the wider Angus towns within easy commuting distance. Early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE & DINING AREA, BEDROOM 4/HOME OFFICE, SITTING/FAMILY ROOM/5th BEDROOM, 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 area 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/5th 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).

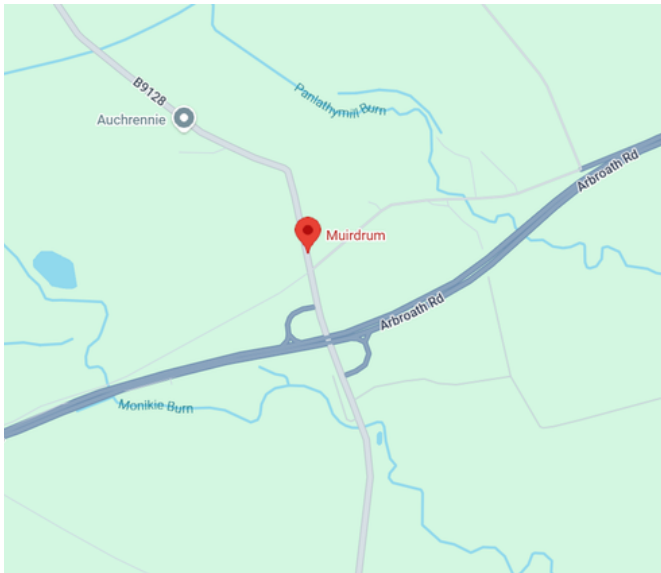
GARDENS: Located from the main street in Muirdrum village, the property has a large driveway with ample off-street car parking and there is an Electric charging point. Beyond this area is the enclosed side garden area, laid out in grass and established shrubs.

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



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