

Connelly Yeoman

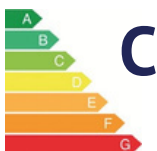


**THE COTTAGE, 20 MUIRDRUM,
BY CARNOUSTIE, DD7 6LE**

DETACHED COTTAGE



- Recent modernised and flexible accommodation over two floors
- Ideally located in a very sought after area close to local amenities
 - Oil Fired Central Heating and Double Glazing
- Private, enclosed wrap round garden, with a summer house and pergola
 - Boiler installed in 2025 with 10 year warranty



OFFERS OVER
£275,000

Property Description

A charming and extensively modernised three-bedroom DETACHED COTTAGE, ideally suited to those seeking a characterful home with comfortable modern living accommodation. Situated in a popular area of Carnoustie, the property combines traditional cottage appeal with practical features including oil-fired central heating and double glazing. The accommodation is arranged over two levels, with the added benefit of a ground-floor bedroom and bathroom, making the property particularly versatile for a range of buyers. The welcoming ground floor comprises a comfortable lounge, a well-appointed kitchen and useful utility room, together with a double bedroom and a stylish family bathroom. The bathroom is a particular feature, incorporating a beautiful claw-foot bath alongside a separate double shower. On the first floor are two further generously proportioned double bedrooms, providing excellent additional sleeping accommodation and flexibility for family, guests or home working. Externally, the property is approached via a chip-stone driveway, providing off-street parking for a couple of cars. The enclosed rear garden is a real highlight, being mature, private and well sheltered by established fencing and walls. The garden provides a pleasant outdoor retreat and incorporates a summer house and pergola, creating attractive spaces for relaxing and entertaining during the warmer months. Overall, 20 Muirdrum presents an appealing opportunity to acquire a characterful detached cottage which has undergone extensive modernisation, whilst retaining the charm and individuality expected of a traditional cottage home.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, UTILITY ROOM, BEDROOM 1, BATHROOM, BEDROOM 2, BEDROOM 3.

INNER HALLWAY: A welcoming hallway which is entered from the garden. With wood effect flooring which flows through the ground floor accommodation. A carpeted staircase leads to the upstairs accommodation and a Velux window provides natural light to the hallway.

LOUNGE: Approx. 17'1 x 12'5. A charming, bright room overlooking the front garden which has a wood effect floor, recess shelving and neutral décor. A wood burning stove provides a focal point and is set in a slate inlay with wooden mantle.

BEDROOM 1: Approx. 16'8 x 12'4. Overlooking the front garden, this good sized double bedroom has wood effect flooring and ceiling cornicing.

REAR HALLWAY: The rear hallway has wood effect flooring. A small cupboard, under the stairs, provides some storage and an additional cupboard has coat hooks and space for larger household items.

UTILITY ROOM: Approx. 8'8 x 7'4. Fitted with base units with coordinating work surfaces, a stainless steel sink with mixer tap and plumb space for a washing machine and tumble dryer. There is access out into the rear garden and a driveway. A hatch provides access to some loft space.



KITCHEN: Approx. 16'4 X 7'3. Fitted with a range of base and full height wall units with coordinating wood effect work surfaces incorporating a ceramic under mounted sink with mixer tap. There is an integrated electric oven, microwave/grill, coffee machine and a four burner induction hob with extractor hood above. There is plumb space for a dishwasher and space for a full height fridge freezer. The kick boards incorporate floor level lighting, ceiling down lights and tiling to the floor. A side facing window overlooks the driveway. There is ample space for a dining table and chairs.

FAMILY BATHROOM: Approx. 7'1 x 11'2. Fitted with a three piece white suite comprising of a free standing claw foot bath, a double shower enclosure housing a rainfall mains power shower. A side facing opaque window provides natural ventilation and light, there is wall tiling to dado height, ceiling down lights and a Velux window.

BEDROOM 2: Approx. 14'4 x 12'5. A generous bedroom with dual aspect windows and pleasant views across open countryside. There is neutral décor, ceiling lights and wood effect flooring.

BEDROOM 3: Approx. 12'7 x 14'4. With dual aspect windows overlooking both front and rear of the property this large, double bedroom has wood effect flooring, neutral décor and a storage cupboard with hanging rails.

GARDENS: The cottage benefits from a wrap round garden which is secluded and is wall and fence enclosed. Mainly laid to lawn with chip stone borders around the house and mature trees and shrubs. There is a wooden decking area ideal for a hot tub, a further decked area for outdoor furnishings, with a pergola above and a summer house. A paved area has out builds for the storage of garden equipment. To the side is a stone chipped driveway with off road parking for at least a couple of cars.

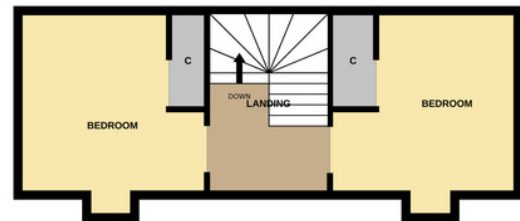


Property Professionals

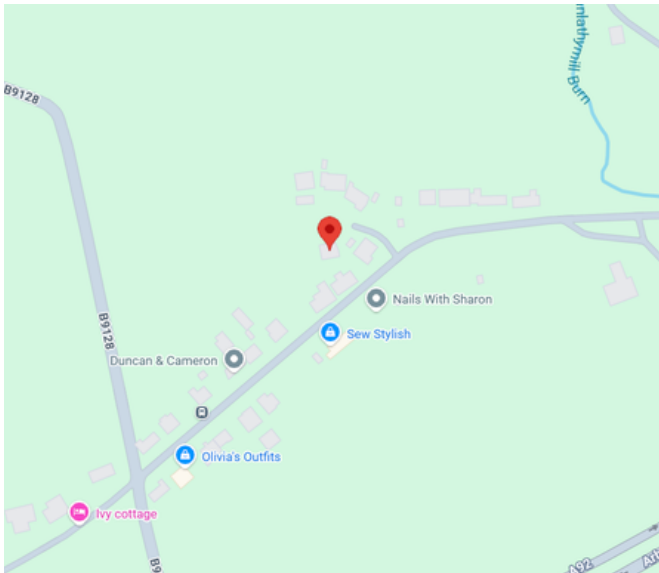
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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