



**14 BROADLANDS
CARNOUSTIE DD7 6JY**

DETACHED VILLA



- Spacious family size Large Detached Villa with rear extension
- Ideally located in a very popular residential area close to Westhaven seafront area
 - Gas Fired Central Heating, Double Glazing, ample storage
- Established gardens, mono-block driveway leading to the Single Garage



OFFERS AROUND
£250,000

Property Description

Large DETACHED VILLA offering deceptively spacious family-sized accommodation over two levels, with a rear extension to the property, and which is ideally located within a very popular residential area of Carnoustie, close to Westhaven seafront area. Carnoustie is served by a whole host of amenities and services, including a good variety of local and national shops, cafes and restaurants, a Library, Health Centre, Leisure Centre, and the ever popular seafront area offering lovely sea and coastal walkways, leisure pursuits, as well as the internationally famous Championship Golf Courses and Carnoustie Golf Hotel. Externally, there are well established garden areas to the front and back, with a mono-block driveway for off-road car parking and leading to the Single Garage. Overall, an ideal family home which might now benefit from a degree of upgrading / redecoration, reflected in the asking price.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, WC/TOILET, LOUNGE, OPEN PLAN FAMIL AREA, DINING KITCHEN;
UPPER FLOOR:- FAMILY BATHROOM, 4 BEDROOMS.

ENTRANCE HALLWAY: Double glazed front entrance door into the hallway area; CH Radiator; staircase leading to the upper floor.

WC/TOILET: Approx. 6'1 x 3'2. Comprising a two piece white suite with white high gloss vanity to the suite; Chrome wall mounted towel CH Radiator; wood flooring; opaque glazed window;

LOUNGE: Approx. 15'11 x 11'5. A spacious and well proportioned Lounge with a large front-facing picture window allowing for lots of natural light; Gas Fire incorporated in a cream coloured marble surround; CH Radiator; feature French doors lead through into an open plan Family/Dining area; attractive decor and fitted carpeting flowing through.

OPEN PLAN FAMILY AREA: Approx. 17'1 x 11'6. A bright and spacious open plan area, ideal for modern family living; a door from here leads through into the Kitchen; two built-in storage cupboards (one housing the gas boiler and with louvre doors); Double glazed external door leads out to the rear garden.

DINING KITCHEN: Approx. 16'6 x 13'2 (at widest point) Another bright and spacious area, which has two rear-facing windows offering views of the rear garden and has ample space for dining table and chairs; the kitchen area is fitted with a range of antique pine base and wall mounted storage units, work surfaces and stainless steel sinktop; the fitted white goods to be included area:- DISHWASHER, AUTOMATIC WASHING MACHINE, TUMBLE DRYER, FRIDGE/FREEZER and a further FREEZER are all included in the sale - NO WARRANTIES GIVEN THEREON.

From the kitchen there is an access door out into the hallway.

UPPER FLOOR: Staircase with an oak wood balustrade (a recent installation) leading to the upper floor landing area, which has a large rear-facing window allowing for lots of natural light; access to the Family Bathroom and Bedrooms; built-in linen cupboard; ceiling hatch access into the loft space.

FAMILY BATHROOM: Approx. 6'9 x 6'8. Comprising a three piece bathroom suite, WC., wash-hand basin and a P-shaped bath with a shower over the bath and a curved glazed shower screen; full wall tiling including a tiled floor; Chrome wall mounted towel CH Radiator; rear-facing opaque glazed window allows for natural light and ventilation.



BEDROOM 4: Approx. 8'4 x 6'11. A good size single bedroom with a large rear-facing window; built-in cupboard; CH Radiator.

BEDROOM 2: Approx. 11'11 x 11'7. Bright and spacious double size bedroom with a large rear-facing window; built-in double wardrobe; CH Radiator.

BEDROOM 1: Approx. 12'4 x 10'. This is the main double bedroom which has a large front-facing window; built-in double wardrobe; CH Radiator.

BEDROOM 3: Approx. 12'3 x 9'1. Another double size bedroom with a large front-facing window; built-in double wardrobe; CH Radiator.

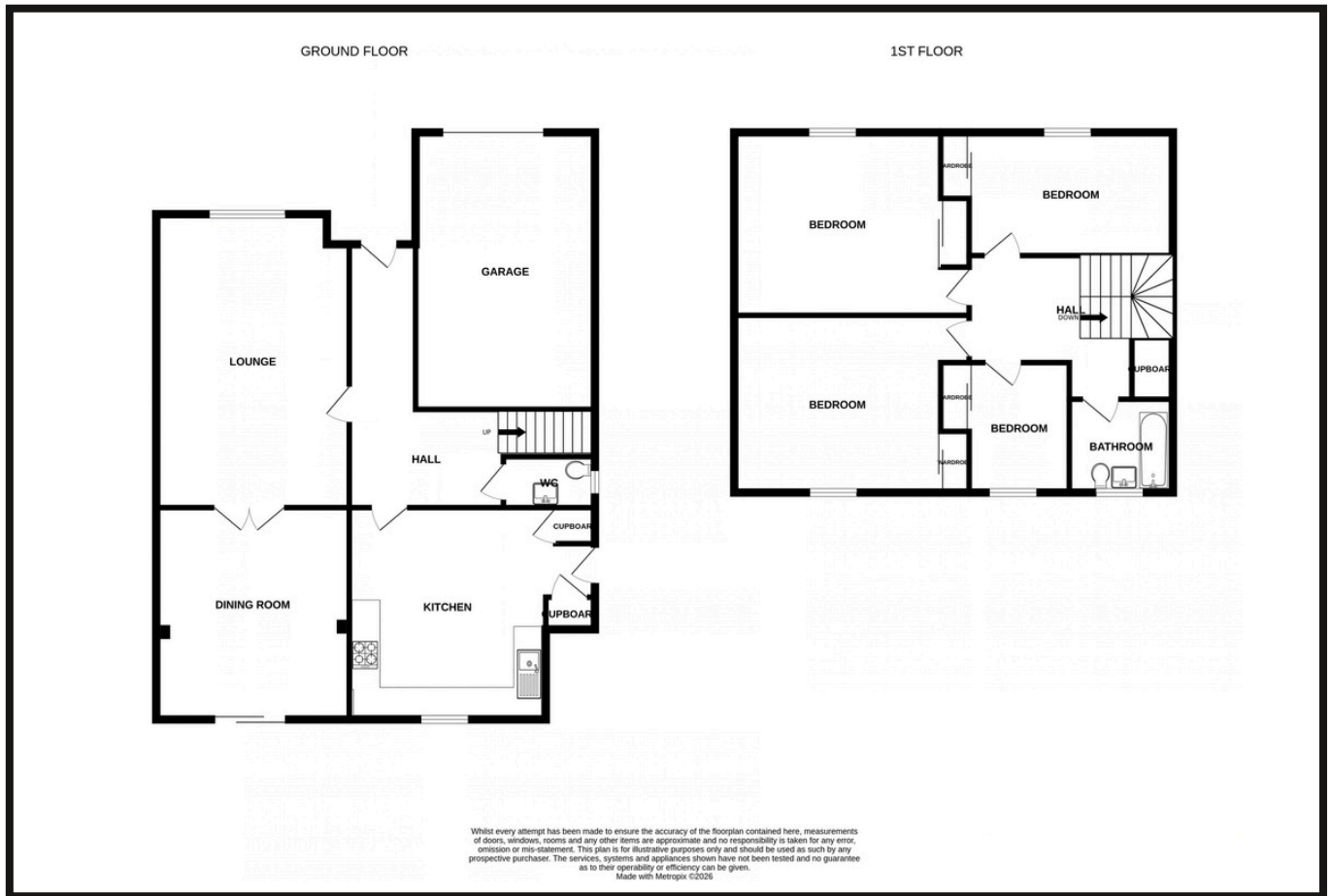
GARDENS: The front garden is all neatly laid out, with lawn area and borders of shrubs and flowers. Mono-block driveway with car parking for 2 cars and leading to the Single Garage. To the side of the Garage there is access around to the rear of the property; located to the side is a timber Garden Shed which will be included in the sale.

The rear garden is fully enclosed and mainly laid to lawn with mature shrubs, bushes and specimen tree.

GARAGE: Single Garage with an up and over garage door.



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**

tspc

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