

Connelly Yeoman



**17 PANBRIDE STREET
CARNOUSTIE DD7 6BU**

DETACHED BUNGALOW



- Deceptively spacious 3 Bedroom Detached Bungalow
- Ideally located in a sought after residential area close to central amenities and services
- Gas Fired Central Heating, Double Glazing, ample storage
- Established Gardens to the front and rear, driveway with off-street car parking, Double Garage



OFFERS OVER
£240,000

Property Description

This attractive and well presented DETACHED BUNGALOW is located in a sought after residential area of Carnoustie, within easy reach of all central amenities and services, and also close to the lovely sea-front area of West Haven (known locally as "The Ha'en). Carnoustie town offers a great variety of local shops, restaurants and cafes, hotels and public houses, local primary and secondary schooling (Carlogie Primary School is close-by) and of course not forgetting the world renowned Golf Links and lovely seafront areas of the town. The property offers deceptively spacious accommodation and benefits from Gas fired central heating and Double glazing. Externally, to the front and rear of the property there are well established gardens, a large tarmac driveway offers ample off-street car parking and leads to the large Garage. Overall, this property will be of interest to a variety of buyers and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, UTILITY ROOM, 3 BEDROOMS, WC/TOILET. DOUBLE/LARGE GARAGE

ENTRANCE HALLWAY: A bright and spacious, welcoming Hallway with access into the Lounge; built-in coats/cloaks cupboard with hanging rail; CH Radiator.

LOUNGE: Approx. 15'7 x 19'. Glass panel door into the generously proportioned Lounge which offers ample space for various furniture settings; two twin front-facing windows; open fireplace; CH Radiator.

DINING KITCHEN: Approx. 18'9 x 9'7. Accessed from the Hallway, a large Dining Kitchen AND the Dining area has a rear-facing window overlooking the rear garden; ample space for table and chairs; CH Radiator; open to the breakfast bar area at the Kitchen; the Kitchen is fitted with base and wall mounted units, tiled work surfaces and a stainless steel sink; plumbing and space for a dishwasher and under-counter space for a fridge; Built-in stainless steel Double Oven/Oven Grill (Electric); Hob with an extractor above; a window at the kitchen area overlooks the rear garden.

UTILITY ROOM: Approx. 5' x 10'2. Fitted base units and work surface, incorporating a stainless steel sink; plumbing and space for an automatic washing machine; built-in shelved storage/linen cupboard housing the hot water tank; the gas central heating boiler is located in the Utility room; ceiling access hatch into the loft space; CH Radiator; external door out to the rear garden.

BEDROOM 3: Approx. 8'8 x 9'8'. A well proportioned Bedroom, with a front-facing window; two built-in double wardrobes (shelving and hanging rails); CH Radiator.

BEDROOM 2: Approx. 9'6 x 8'7. Another good size Bedroom, with a front-facing window; CH Radiator.



BEDROOM 1: Approx. 8'7 x 9'9. The third Bedroom has a window to the rear of the property; CH Radiator; ceiling hatch access into the loft space which is floored for storage.

WC/TOILET: Approx. 5'4 x 8'3. Comprising WC., and wash-hand basin.

BATHROOM: Approx. 7'10 x 9'8. Comprising a three piece bathroom suite; WC., and a vanity unit with both "his and hers" wash-hand basins; bath and separate shower cubicle housing a mains shower; CH Radiator; fitted wall lights; bathroom fitments; shaver point; rear-facing opaque glazed window allowing for natural light and ventilation.

GARDENS: There is an established front garden, mostly laid to lawn with borders of mature shrubs, bushes and trees; a tarmac driveway to the side of the property offers great off-street car parking and leads to the Double Garage.

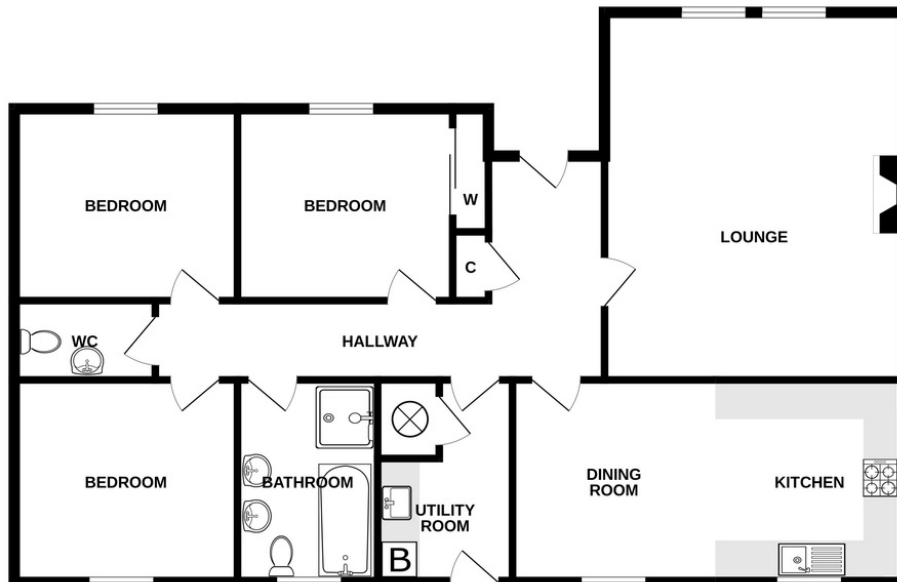
The enclosed rear garden is laid out with lawn and borders of mature shrubs, bushes and trees; patio area enjoying a sunny aspect; outside water tap; stone-chip area with rotary clothes dryer; mature boundary hedging.

DOUBLE/LARGE GARAGE: with an up and over garage door; power and light; two windows.

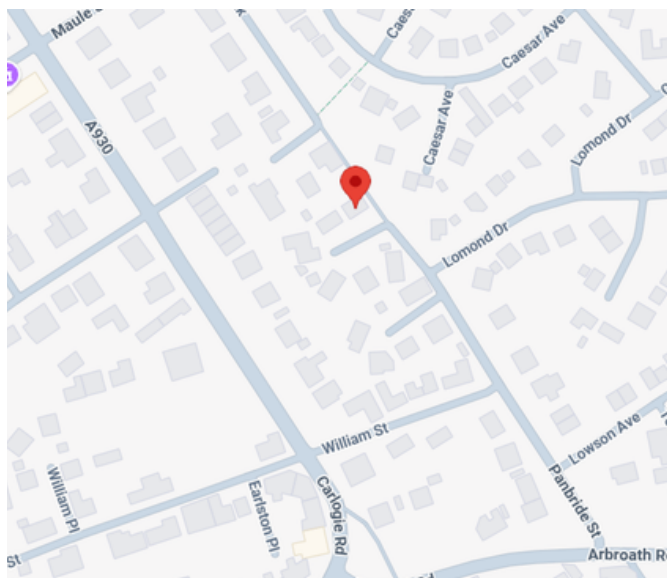


Property Professionals

GROUND 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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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
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tspc

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