

Connelly Yeoman

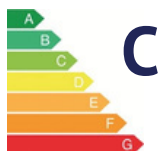


**37 JAMES STREET
CARNOUSTIE DD7 7JY**

DETACHED VILLA



- **Modern 4 Bedroom Large Detached Villa set within a desirable residential area of Carnoustie**
 - **Garage conversion creating a versatile additional living space**
 - **Gas Fired Central Heating and Double glazing, ample storage space**
- **Delightful landscaped rear garden providing an attractive and private outdoor space**



**OFFERS OVER
£269,995**

Property Description

This most attractive and well presented DETACHED VILLA represents an excellent opportunity to acquire a modern family home within the popular coastal town of Carnoustie. Situated at 37 James Street, close to local amenities, including schools (Burnside Primary School is close-by), good transport links and leisure facilities (including the world famous Golf Links), the property offers well proportioned accommodation with the added benefit of a thoughtfully executed garage conversion, creating flexible living space that can easily adapt to a variety of lifestyle needs. Externally, the beautifully landscaped rear garden provides a peaceful setting for relaxation and outdoor entertaining, further enhancing the appeal of this home. With its desirable location, generous accommodation and versatile living spaces, early viewing is highly recommended to fully appreciate the quality and potential on offer. This is a property ideally suited to growing families seeking a comfortable, modern home in a sought-after coastal community.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, CLOAKROOM/WC., LOUNGE, DINING KITCHEN, UTILITY ROOM, SITTING ROOM OR 5TH BEDROOM; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS, FAMILY BATHROOM

ENTRANCE HALLWAY: Double glazed front entrance door into the welcoming Hallway which has wood-effect flooring. A carpeted staircase leads to the upper floor accommodation.

LOUNGE: Approx. 17'1 x 10'6. A well proportioned Lounge with a lovely bay window overlooking the front garden area. Feature herring bone pattern wood-effect flooring complimented by neutral decor.

CLOAKROOM/WC: Approx. 5'6 x 2'10. Conveniently located below the stairs, the WC is fitted with a two piece white suite and wood-effect flooring.

DINING KITCHEN: Approx. 21'10 x 8'7. A recently updated modern Kitchen fitted with a range of base and wall units with co-ordinating work surfaces incorporating a composite sink with a mixer tap. Integrated appliances include:- Electric Oven with a four burner Electric Hob, Dishwasher and Fridge/Freezer. There is a feature kitchen island and ample space for a dining table and chairs. A window overlooking the rear garden provides lots of natural light and a large pantry cupboard provides additional storage. Patio doors lead out to the rear garden.

UTILITY ROOM: Approx. 9'7 x 7'. With base and wall units and a work surface incorporating a stainless steel sink. There is plumbing and space for an automatic washing machine and tumble dryer. A door provides access out to the side of the property.

FAMILY ROOM OR BEDROOM 5: Approx. 12'5 x 8'5. Converted from an integral single garage, this room offers flexible, additional living space, ideal as a Family room or Bedroom. It has a front facing window and there is a multi-fuel stove set in a slate hearth providing a focal point for the room. Ceiling downlights.



UPPER FLOOR: Upper landing area with access to the Bedrooms and Family Bathroom. Ceiling hatch access into the loft space.

MASTER BEDROOM 1: Approx. 9'7 x 13'. A bright and airy main Bedroom overlooking the front of the property, with fitted carpeting and neutral decor. Built-in double wardrobes. Access to the En Suite.

ENSUITE SHOWER ROOM : Approx. 4'11 x 6'9. Fitted with a two piece white bathroom suite with the wash-hand basin set in a vanity unit with storage below. A separate shower enclosure houses a mains power shower. The ensuite is tiled throughout with tile effect flooring and an opaque glazed window.

BEDROOM 2: Approx. 9'4 x 8'3. Neutrally decorated with wood effect flooring and a window overlooking the rear garden.

BEDROOM 3: Approx. 7'9 x 11'2. Overlooking the rear of the property with wood-effect flooring and neutral decor.

FAMILY BATHROOM: Approx. 7'4 x 5'10. Fitted with a three piece white bathroom suite, with an L-shaped bath with shower over. The wash-hand basin is set in a vanity unit with storage below. There is wall tiling to the bath area. Chrome heated towel rail and opaque glazed window.

BEDROOM 4: Approx. 8'8 x 11'2. With wood-effect flooring and overlooking the front garden, this good sized double room has built-in wardrobes and a further storage cupboard.

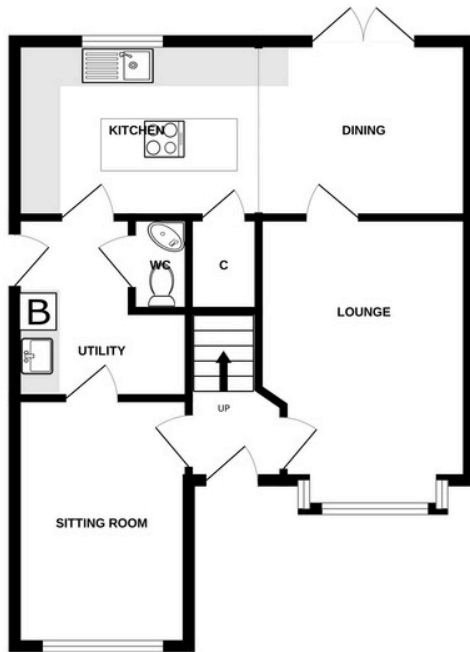
GARDENS: The front garden is mainly laid to lawn with a mono-block driveway. The rear garden is beautifully landscaped with a paved patio area with space for outdoor furnishings. There is an area of chip stones and a feature pathway leading to a wooden Pergola and a further patio area with mature shrubs and bushes. A wooden shed provides storage for garden equipment and a hidden area provides a discreet space for bin storage.



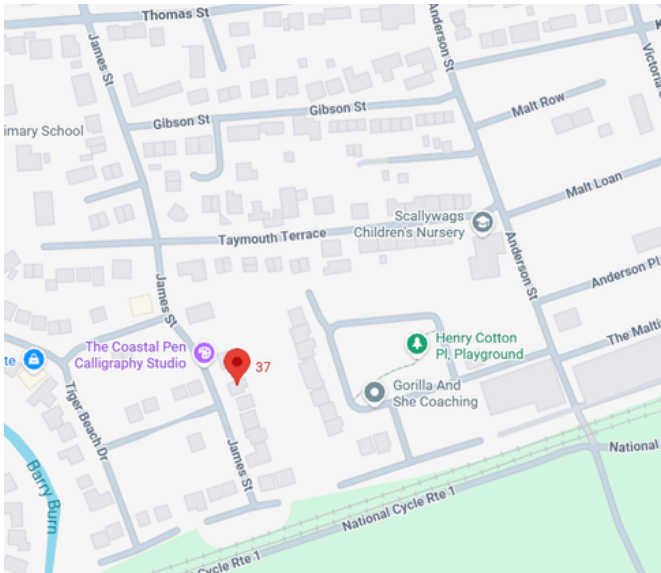
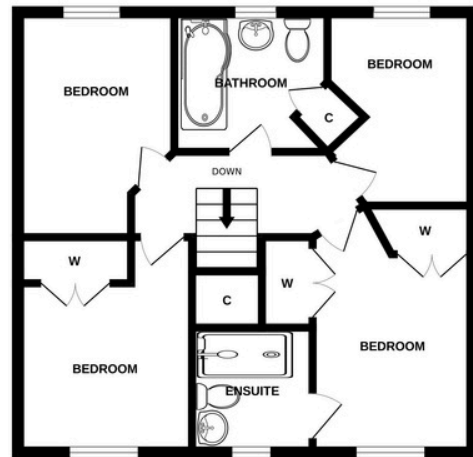


Property Professionals

GROUND FLOOR



FIRST FLOOR



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.

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