

Connelly Yeoman



**7 PARK AVENUE
CARNOUSTIE DD7 7JA**

FIRST FLOOR FLAT



- Bright and spacious First Floor Flat
- Located in the centre of Carnoustie with amenities close-by
 - Minutes' walk from the beachfront area of Carnoustie
 - Gas fired central heating and Double glazing



OFFERS OVER
£85,000

Property Description

This bright and airy one bedroom FIRST FLOOR FLAT is ideally situated in the town centre. Close to all amenities and minutes' walk from the beachfront of Carnoustie, the accommodation is generously proportioned, has lovely high ceilings and has been well maintained, all enjoying the benefit of Gas fired central heating and Double glazing. The Flat comprises of a spacious Lounge, Kitchen, double Bedroom and a Shower room. Overall, an excellent First Time Buy or investment opportunity.

ACCOMMODATION COMPRISING: LOUNGE, KITCHEN, DOUBLE BEDROOM, SHOWER ROOM

ENTRANCE HALLWAY:

Enter through a main door into the mutual entry and staircase leading to the flat. Into the inner hallway of the flat with slate and carpet flooring and wall hooks for coats. The fuse board is located above.

LOUNGE:

Approx. 13'7 x 16'7. A generously proportioned room with carpet flooring, two front facing windows with original wooden shutters. Focal point ornate fireplace set on a slate hearth with wooden mantle, shallow shelved storage cupboard.

KITCHEN:

Approx. 11'9 x 5'11. Fitted with a range of base and wall units with co-ordinating work surfaces, stainless steel sink with mixer tap, plumbing and space for a washing machine and space for a full height fridge/freezer, tiled flooring and a side-facing window.



BEDROOM:

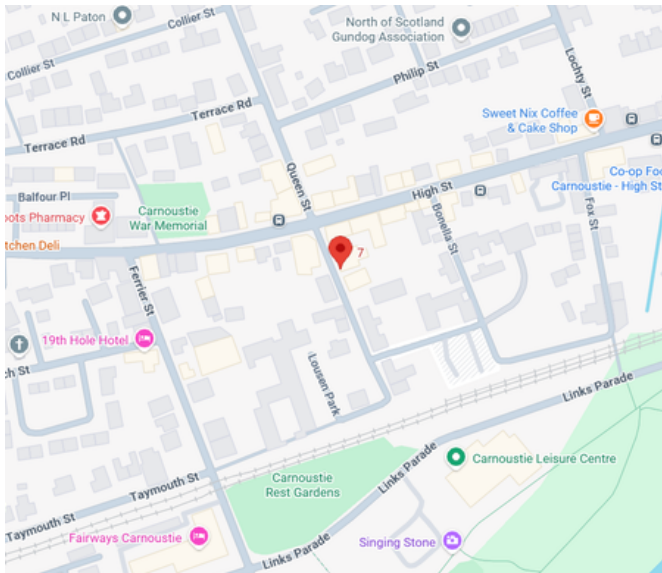
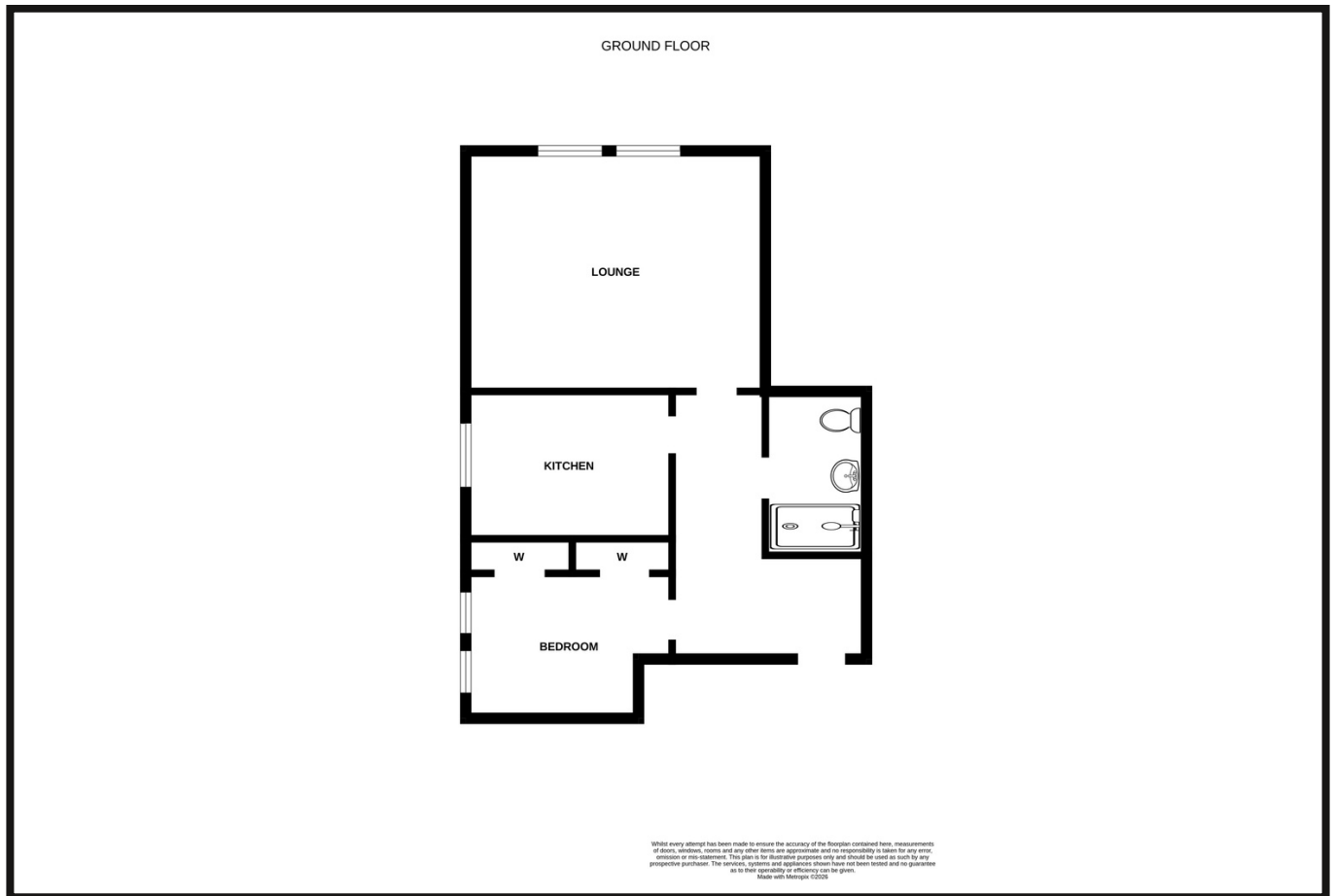
Approx. 13'1 x 11'2. This double bedroom is lovely and bright, has two sets of double wardrobes, neutral decor and two side facing windows allowing for lots of natural light into the room.

SHOWER ROOM:

Approx. 3'10 x 10'4. Fitted with a 2-piece white suite with a separate shower enclosure housing a rainfall mains power shower. Wet wall panel finish to the shower area, tiled flooring and a heated towel rail.



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

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA