

Connelly Yeoman



**7 RUXTON PLACE
CARNOUSTIE DD7 7EJ**

**MID TERRACED
VILLA**



- Bright and spacious 2 Bedroom Mid Terraced Villa
- Located in a popular residential area close to the town centre amenities
 - Gas Fired Central Heating, Double Glazing
 - Enclosed front and rear gardens neatly laid out



OFFERS OVER
£125,000

Property Description

This attractive, bright and airy, two bedroom MID TERRACED VILLA is ideally situated within a popular residential area close to the town centre and also within easy reach of the popular seafront and Golf Links of Carnoustie. The property offers well proportioned accommodation over two floors and benefits from being well maintained and enjoys the benefits of Gas fired central heating and Double glazing. Externally, there is a garden area to the front, mostly wall enclosed and laid out in stone-chips for ease of maintenance. The rear garden is again laid out for ease of maintenance, with mature plants and raised flower borders, coloured paving slabs and a circular patio area, all enjoying a sunny aspect. Viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN; **UPPER FLOOR:-** SHOWER ROOM, 2 BEDROOMS.

ENTRANCE HALLWAY: Enter via the double glazed front entrance door into the Hallway, with access through into the Lounge and further into the Kitchen; understair storage cupboard; CH Radiator.

LOUNGE: Approx. 11'9 x 18'8. 15 pane glass panelled door into the Lounge, which has dual aspect windows, one to the front and the other window overlooking the rear garden; built-in Fyfestone fireplace with wood plinths incorporating a Gas Fire ?; two CH Radiators.

KITCHEN: Approx. 7'10 x 10'9. Accessed from the Hallway, with a rear-facing window and external rear access door out into the rear garden; fitted base and wall mounted storage units, work surfaces incorporating a stainless steel sink with mixer tap; space / free-standing Electric Cooker (NO WARRANTY GIVEN THEREON); plumbing and space for an automatic washing machine and space for a fridge/freezer. Tiled floor and a CH Radiator.



Staircase to the upper floor landing, ceiling hatch into the loft space. CH Radiator.

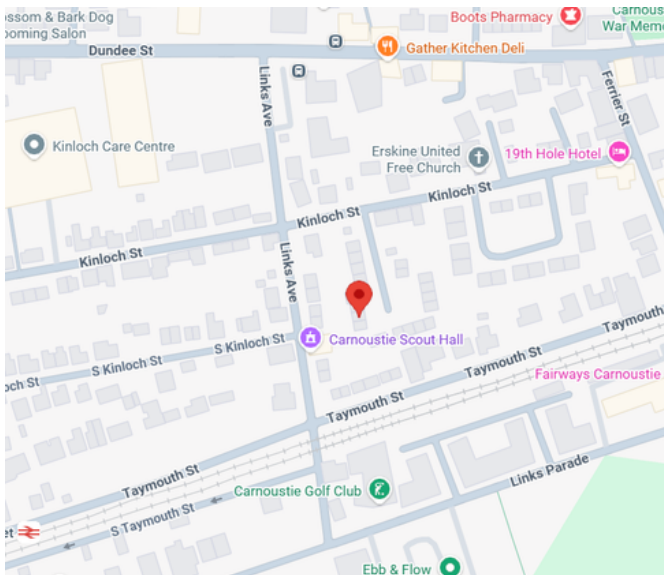
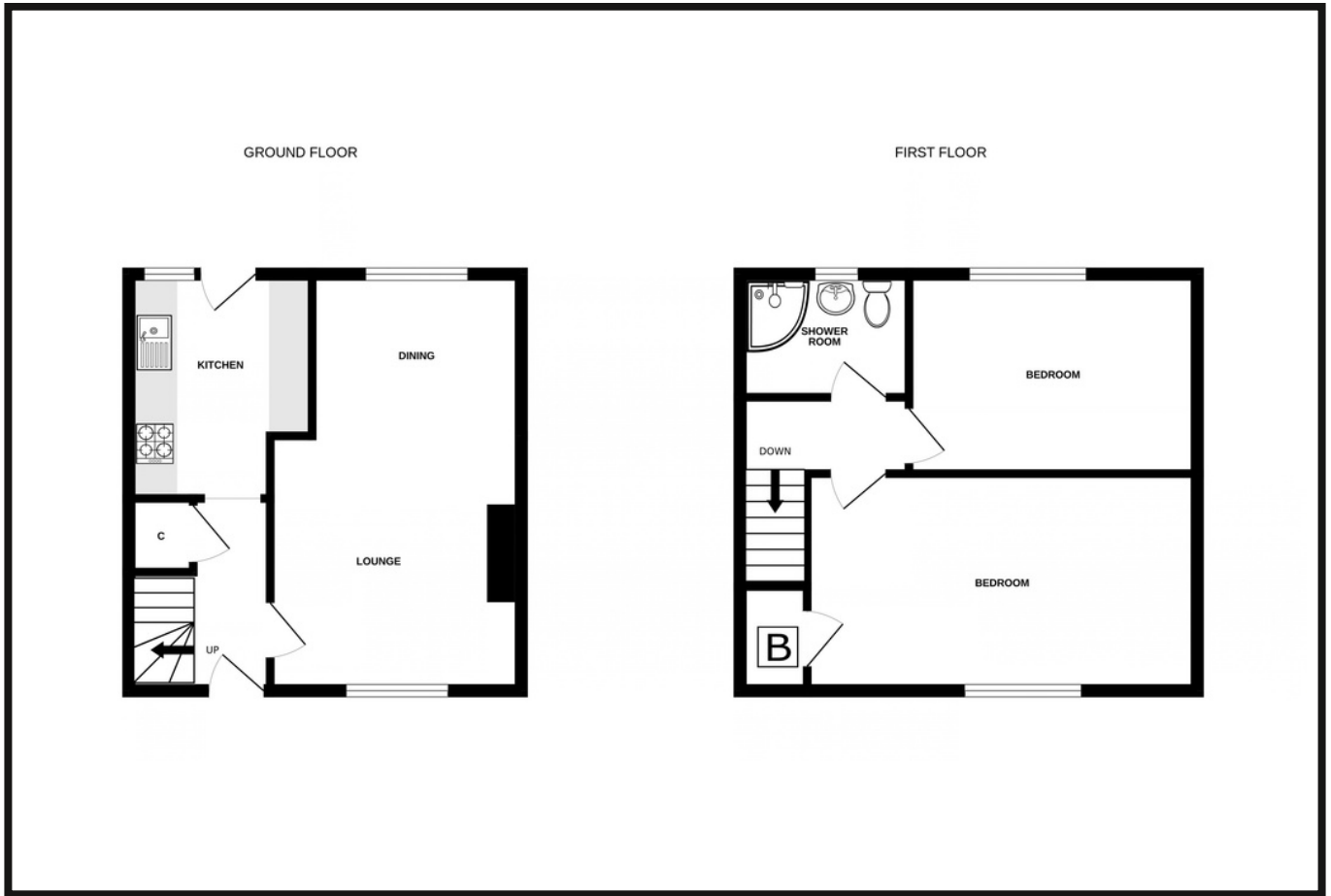
BEDROOM 1: Approx. 15'6 x 9'10. A bright and spacious bedroom with a front-facing window; one wall is complete with wooden bedroom wardrobe, overhead storage and vanity area; matching bed fitment with bedside tables and headboard; built-in airing cupboard housing the gas central heating boiler; CH Radiator.

BEDROOM 2: Approx. 11'6 x 9'8. Another spacious bedroom, with a rear-facing window; built-in wardrobe fitment with a central vanity area, drawers and overhead storage; CH Radiator.

SHOWER ROOM: Approx. 6'5 x 5'10. Comprising a vanity unit incorporating the WC., and wash-hand basin; corner shower cubicle housing an electric shower unit; bathroom fitments; CH Radiator; ceiling spotlights; extractor fan; fully tiled walls and floor; rear-facing opaque glazed window for natural light and ventilation.



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.

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