

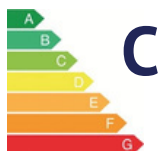


7 SPENCER CRESCENT, CARNOUSTIE, DD7 6DQ

DETACHED BUNGALOW



- Spacious and versatile single level accommodation
- Ideally located close to local amenities and transport links
 - Gas central heating and double glazing
- Wall and fence enclosed rear garden, off street parking and a single garage



OFFERS OVER
£240,000

Property Description

Situated within an established residential setting in the popular coastal town of Carnoustie, this attractive three-bedroom DETACHED BUNGALOW offering spacious and versatile accommodation, together with well-maintained mature gardens. The property has been well cared for over the years, although it would now benefit from a degree of modernisation. The accommodation is arranged on one level and extends to a welcoming vestibule leading into the central hallway, with access to the principal rooms. There is a comfortable lounge, separate dining room and a fitted kitchen with adjoining utility room, while a conservatory provides an additional flexible living space with views of the garden. The property offers three bedrooms, comprising a well-proportioned master bedroom with en-suite facilities, a further double bedroom and a single bedroom, making the home suitable for a range of buyers. Externally, the property benefits from mature private gardens which have been carefully maintained and provide an attractive setting around the house. The garden is enclosed by a combination of fencing and walls, creating a good degree of privacy and offering scope for a variety of seating, planting and recreational uses. The established nature of the garden complements the bungalow and adds considerably to its overall appeal.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, UTILITY ROOM, FAMILY BATHROOM, MASTER BEDROOM ENSUITE, BEDROOM 2, BEDROOM 3.

ENTRANCE VESTIBULE: With carpeting to the floor and a glass panelled door leading into a spacious hallway.

INNER HALLWAY: A welcoming hallway which is fully carpeted and with three large storage cupboards. A hatch in the ceiling provides access to the attic space.

LOUNGE: Approx. 13'11 x 17'. A large and bright lounge, with ample space for furnishings and a large picture window overlooking the front of the property. A sliding door leads into the conservatory.

CONSERVATORY: Approx. 9'6 x 11'5. With windows on three sides and ample space for lounge furnishings.

DINING ROOM: Approx. 10'6 x 9'10. Overlooking the front garden and with a hatch through to the kitchen.

KITCHEN: Approx. 9'9 x 10'7. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include an oven and grill, a four burner gas hob with extractor above and an under counter fridge freezer. There is ample space for a dining table and chairs.

UTILITY ROOM: Approx. 7'7 X 5'2. With base and wall units and coordinating work surfaces incorporating a stainless steel sink with hot and cold taps. There is space for a washing machine and dish washer and the central heating boiler is housed here. A door leads out to the side of the property giving access to the rear garden and garage.



FAMILY BATHROOM: Approx. 11' x 5'6. Fitted with a three piece coloured suite with tile effect flooring and wall tiling throughout. There is a side facing opaque window providing natural ventilation and light.

MASTER BEDROOM: Approx. 9'5 x 13'3. Over looking the rear garden, this large double bedroom benefits from a built in dressing table and triple fitted wardrobes with sliding mirrored doors and overhead storage.

ENSUITE SHOWER ROOM: Approx. 4'8 x 8'. Fitted with a two piece coloured suite and a separate shower enclosure housing a mains power shower. There is wall tiling throughout and a side facing opaque window.

BEDROOM 2: Approx. 7'11 x 9'10. A single room with double built in wardrobes with sliding mirrored doors and neutral decor.

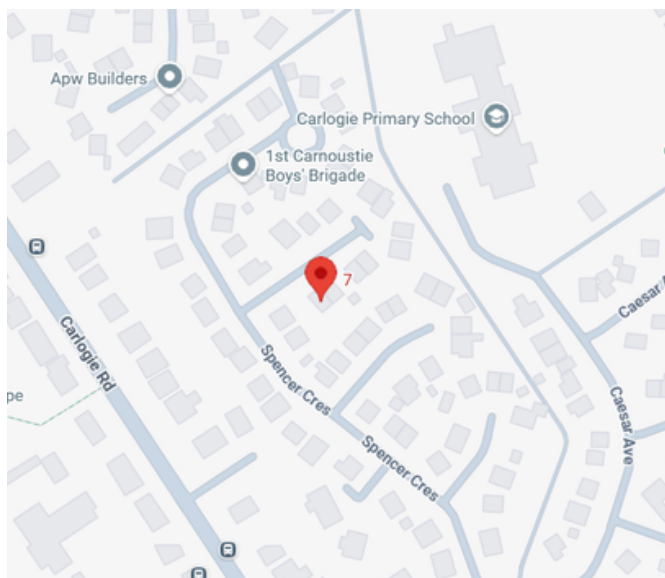
BEDROOM 3: Approx. 13'4 x 10'5. Overlooking the rear of the property this good sized double bedroom has double built in fitted wardrobes with sliding mirrored doors, a fitted dressing table and a chest of drawers.

GARAGE: Approx. 19'11 x 10'3. A single garage which has an up and over door, power and light. There is shelving and space for a tumble dryer.

GARDEN: The front garden has been laid to lawn with mature trees and shrubs and is well maintained. A paved driveway provides off street parking for a couple of cars. The rear garden is wall and fence enclosed with a patio area ideal for garden furnishings. A canopy provides a degree of shelter. The garden is mature with an area of lawn and a second paved area.



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



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