



**12 ADMIRAL STREET
CARNOUSTIE DD7 6BA**

**FIRST & SECOND FLOOR
MAISONETTE**



- Deceptively spacious, bright and airy, well presented Maisonette property
- Ideally located in a very popular residential area minutes' walk from the seafront
 - Gas Fired Central Heating, Double Glazing, excellent storage throughout
 - Mutual rear garden area, superb views out towards the sea and beyond



OFFERS OVER
£120,000

Property Description

This deceptively spacious, bright and airy, well presented FIRST & SECOND FLOOR MAISONETTE is located in a very popular residential area of the town, within minutes' walk from the lovely seafront and coastal area of Westhaven. The ever popular seaside town of Carnoustie is served by a whole host of amenities and services, including a good variety of local and national shops, cafes and restaurants, a Library, Health Centre, Leisure Centre, and the ever popular seafront area offering lovely sea and coastal walkways, leisure pursuits, as well as the internationally famous Championship Golf Courses and Carnoustie Golf Hotel. The property offers well proportioned accommodation over two floors, offering modern fittings and fixtures, fresh neutral decor and there are spectacular views from the upper floor rooms. Externally, to the rear of the building is a garden area, shared by the four properties located in the building, a communal space, laid to coloured stone-chips for ease of maintenance. Overall, an ideal property with viewing not to be missed.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, DINING KITCHEN, FAMILY BATHROOM, LOUNGE; UPPER FLOOR:- 2 BEDROOMS.

ENTRANCE HALLWAY: Substantial timber entrance door into the Hallway; in the Hallway there is wood flooring; CH Radiator; large under-stair storage cupboard (approx. 11'4 x 2'9) with coat hooks and housing the electric meters, etc. Access into the Dining Kitchen.

DINING KITCHEN: Approx. 14'3 x 12'. A bright and very spacious room, with ample space for dining table and chairs; rear-facing window; the Kitchen area is fitted with oak veneer wood-effect base and wall mounted units, black coloured work surfaces and splashbacks; stainless steel sinktop; Built-in Electric Oven, Electric Hob with an extractor above; ample space for further white goods; wall mounted gas central heating boiler; CH Radiator.

FAMILY BATHROOM: Approx. 9'8 x 9'6. Comprising a three piece bathroom suite with a shower over the bath and fitted shower screen; wall tiling at the bath area, toilet and cistern; large opaque glazed window allows for natural light and ventilation; deep window sill for display; built-in cupboard with shelving; CH Radiator.

LOUNGE: Approx. 13' x 12'. A bright, well proportioned Lounge, with a front-facing window; fresh neutral decor and grey coloured carpeting; original ceiling cornice; CH Radiator.



UPPER FLOOR: Staircase leading to the upper/top floor; large walk-in wardrobe cupboard (approx. 6'9 x 4'3) with hanging rail and offering excellent storage for both Bedrooms.

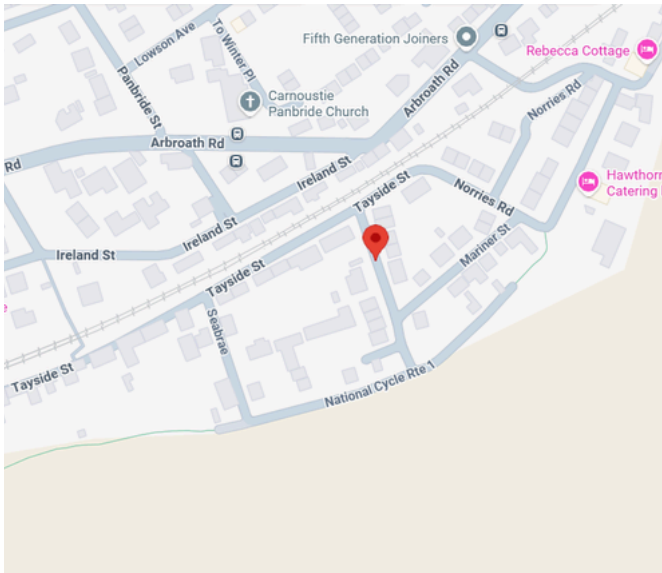
BEDROOM 2: Approx.12' x 11'. Spacious Bedroom, with a front-facing dormer window offering spectacular sea and coastal views; fresh neutral decor and fitted grey coloured carpeting; built-in double wardrobe with sliding doors (shelf and hanging rails); coombed ceilings; CH Radiator;

BEDROOM 1: Approx. 14'8 x 13'3 (into the recessed area). Another spacious Bedroom, with a large rear-facing dormer window overlooking the rear of the property and offering superb open views out towards the sea and coast; fresh neutral decor and fitted grey coloured carpeting; recessed wardrobe area; coombed ceilings; CH Radiator.

EXTERNALLY: To the rear of the building is a rear garden area, shared by the four properties located in the building, a communal space, laid to coloured stone-chips for ease of maintenance.



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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