

Connelly Yeoman



**13 HOLYROOD STREET
CARNOUSTIE DD7 6HF**

**DETACHED BUNGALOW
DWELLING**



- Deceptively spacious, traditional styled Detached Bungalow with Attic space
- Ideally located in a very sought after residential area within easy reach of central Carnoustie
 - Electric Heating, Double Glazing, original character features retained
- Mature Gardens to the front and rear, Driveway with off-street parking, timber Garage



OFFERS OVER
£240,000

Property Description

This attractive, traditional style DETACHED BUNGALOW property is ideally situated within a very popular residential area of Carnoustie, within easy reach of most central amenities and services. The ever popular coastal town of Carnoustie is served by a whole host of amenities and services, including a great variety of local and national shops, cafes and takeaways, restaurants, public houses and Hotels, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links and the ever popular beach front, coast and seaside promenade areas. Also of particular note, the property is located within close proximity to well regarded primary and secondary schooling (both Woodlands Primary and Carnoustie High schools are within easy reach). The property retains many of the original and characterful features, with original internal doors, cupboards, fireplaces and of particular note there is a large attic space which might provide potential for further development (subject of course to the usual Local Authority Planning Permissions, etc., being obtained by any prospective purchaser and the terms of which the owners will not be liable for). Externally, the gardens surrounding the property are all well laid out, with an off-street drive-in for car parking and access to the timber lock-up Garage. The rear garden is again well laid out, a lovely mature garden, with two stone built outhouses (coal shed, etc) and another timber Shed. There are areas for growing vegetables, lawn areas and a patio area, mature trees and shrubs. A Summerhouse and Greenhouse are included in the sale.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, CONSERVATORY/SUN ROOM, SHOWER ROOM, 3 BEDROOMS; ATTIC SPACE & ATTIC ROOM.

ENTRANCE VESTIBULE: Quarry tiled flooring, with internal door through into the Hallway.

INNER HALLWAY: A welcoming Hallway, with the original internal doors retained, many with glazed lead insets. Recessed area with coat hooks and further storage areas. Original bay area with a corner mirror which opens into a shoe storage area.

LOUNGE: Approx. 23'2 x 13'5. A lovely main public room, with a large picture window overlooking the front and a further window to the side, allowing for lots of natural light. Built-in shallow shelved cupboard. French sliding doors lead out into the Conservatory.

CONSERVATORY/SUN ROOM: Approx. 14' x 8'4 a lovely sunny room, with windows all around and a side access door to the front of the property. Tiled floor.

SHOWER ROOM: Approx. 9'10 x 5'2. Comprising a two piece coloured bathroom suite; shower compartment with an Electric shower and wet wall panels; large rear-facing opaque window.

BEDROOM 3: Approx. 10'3 x 9'1 with a large rear-facing window, built-in shallow shelved cupboard and a tiled fireplace.

BEDROOM 2: Approx. 12'4 x 10'10 with a rear-facing window, built-in shallow shelved cupboard and a tiled fireplace.

BEDROOM 1: Approx. 14' x 12'4. This would be the main Bedroom, with a window (original sash windows) overlooking the front, into the Conservatory, with a tiled fireplace. Built-in wardrobes with sliding doors. Further shallow shelved storage cupboard.



DINING ROOM: Approx. 12'11 x 14'6. A bright room, with a front-facing window and a further window to the side, allowing for lots of natural light. Original fireplace with ornate brick-work, set on a corner angle of the room.

KITCHEN: Approx. 20'10 x 7'10. A bright and spacious Kitchen, which has base and wall mounted storage units, work surfaces and sinktop. Space for white goods. Built-in Electric Hob with extractor above. Large window overlooking the rear of the property and a further side window allows for ample natural light. Original panelled door with lead inset top panel. Serving hatch into the Dining Room. From the Kitchen there is a door which leads into an internal stairwell, with a window at the bottom, wood staircase and balustrade leading up to the Attic space.

ATTIC SPACE: The attic space is floored and has power and light, there is insulation in the fall-down rafters/ceiling, all around, and the hot water tank is located in this space.

A further door with a lock and key leads into an Attic room.

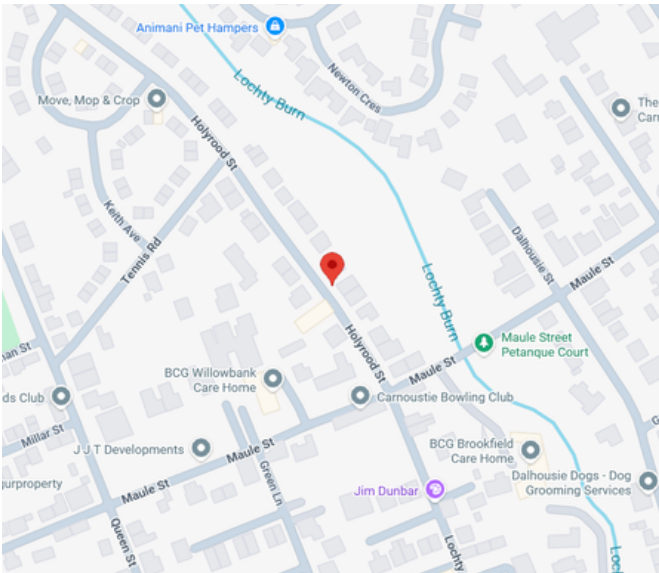
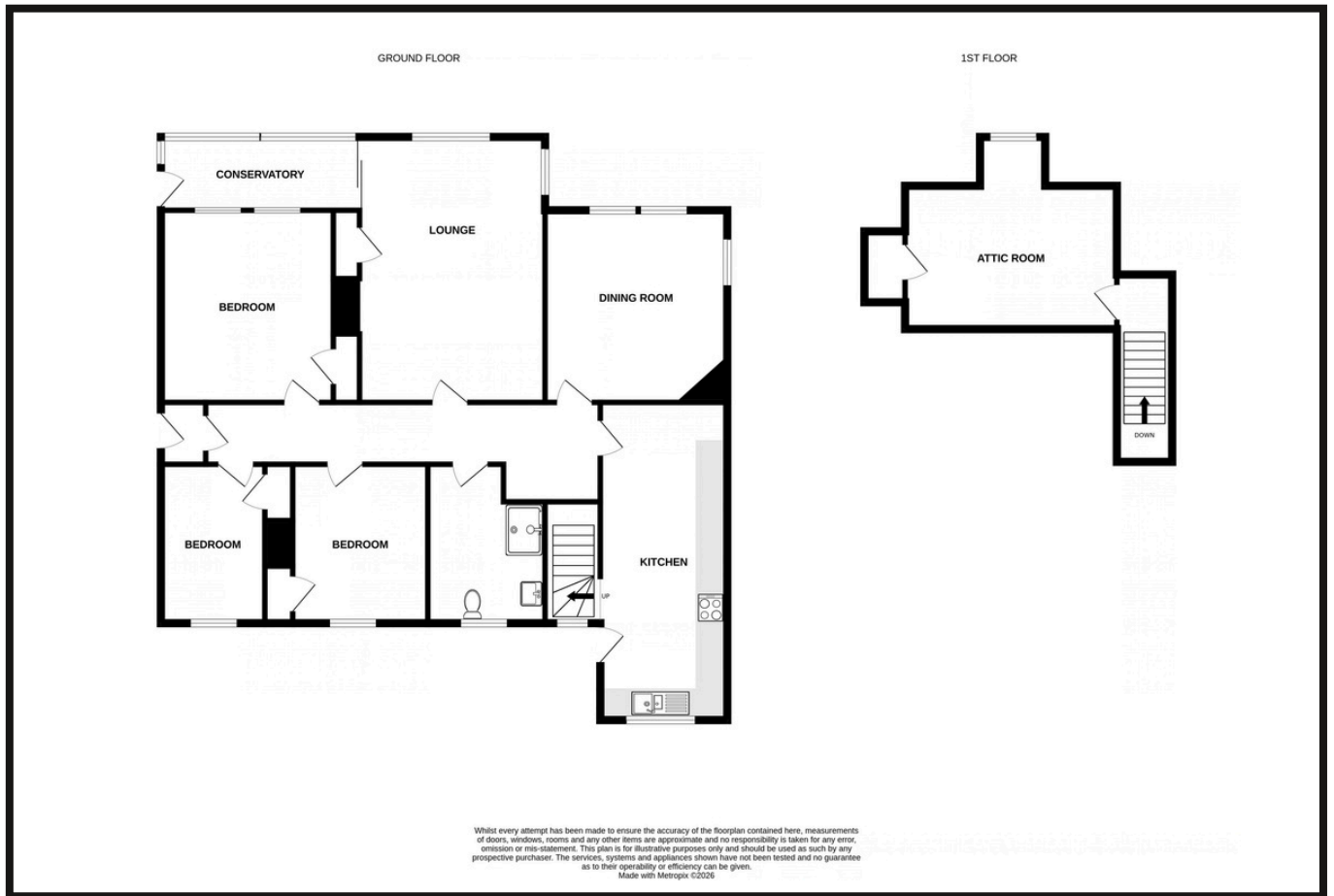
ATTIC ROOM: Approx. 12'10 x 13'6 (at the widest part into the fall-down dormer area). In this attic room you can stand upright and there is a roof window and box dormer double glazed window to the front of the property, allowing for natural light. Built-in cupboard with coat pegs. The room is ideal for internal storage.

GARDENS: The front garden is bounded by a mature front hedge, with gates and a tarmac driveway leading to the timber lock-up Garage, at one side of the property. Coloured stone-chip area to the front. There is a further side area of garden leading into the front Conservatory room and side door into the property.

To the rear of the property is a lovely mature garden, with two stone built outhouses (coal shed, etc) and another timber Shed. There are areas for growing vegetables, lawn areas and a patio area, mature trees and shrubs. Summerhouse and Greenhouse included in the sale.



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