Connelly Yeoman

19A BURNSIDE STREET
CARNOUSTIE DD7 7ET

GROUND FLOOR APARTMENT

- Deceptively spacious, modern built Ground Floor Apartment
- Located in a popular area of Carnoustie within easy reach of most amenities
- Gas Fired Central Heating and Triple Glazing, new fitted Kitchen and Shower Room
- Enclosed rear Garden with Garden Shed, Residents' private Car Parking Area

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FIXED PRICE

£160,000

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Property Description

This most impressive and deceptively spacious, two bedroom GROUND FLOOR APARTMENT forms part of a modern purpose-built building of 4 similar flatted properties and is ideally situated within a popular area of Carnoustie, close to the town centre, with most amenities and services close-by. The property has been well maintained and recently upgraded by the current owners (new Kitchen and Shower Room), offering very generously proportioned accommodation, all enjoying the benefits of Gas fired central heating, triple glazing and ample storage. Entry into the main building is via a mutual entrance hall area with access to the other 3 Apartments, with a security entry system in operation. On entering the Apartment there is a welcoming Hallway with a built-in cloaks cupboard, two spacious double Bedrooms (both with fitted wardrobes and one of which has an En Suite Shower Room), a bright and spacious Lounge, new modern fitted Kitchen and new Shower Room. Internal decor is fresh and neutral. Externally, the Apartment has its own fully enclosed rear garden, neatly laid out in paving slabs, and to the side of the building there is ample off-street, private residents' car parking. Overall, this well appointed Apartment is in "ready to move in" condition and would suit a variety of buyers. Early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BEDROOM 2, LOUNGE, BEDROOM 1 WITH EN SUITE SHOWER ROOM, NEW FITTED DINING KITCHEN, NEW FITTED SHOWER ROOM.

ENTRANCE HALLWAY: Enter into the spacious and welcoming Hallway, with a built-in cloaks/storage cupboard (housing the electric meter) with sliding mirror doors. Neutral decor and new fitted carpeting. CH Radiator. Security entry system.

BEDROOM 2: Approx. 10'9 x 10'3. A spacious second bedroom, with a rear-facing window; ample space for bedroom furnishings; fresh neutral decor and fitted carpeting; built-in wardrobe with sliding mirror front doors; CH Radiator.

LOUNGE: Approx. 13'1 x 11'. A lovely bright and well proportioned Lounge, with ample space for furniture settings; fresh neutral decor and new fitted carpeting; CH Radiator. **(NB the feature fireplace with an Electric Fire may be for sale by separate negotiation).**

BEDROOM 1: Approx. 10'9 x 11'. This is the main spacious double bedroom, with a front-facing window; built-in double wardrobe with sliding mirror front doors; CH Radiator. Access door into the En Suite.

EN SUITE SHOWER ROOM: Approx. 6'4 x 7'8 (at widest points). Comprising WC., wash-hand basin and a separate shower enclosure with a mains power shower; full wall tiling; extractor fan; chrome heated towel rail; ceiling downlights; side-facing opaque glazed window allows for natural ventilation.

DINING KITCHEN: Approx. 20'5 x 11'. A very spacious Dining Kitchen which has recently been fitted with a new kitchen, fitted modern base and wall mounted Shaker style units, marble-effect worktop surfaces incorporating a stainless steel sink with mixer tap; concealed worktop lighting; breakfast bar area for casual dining. **Kitchen appliances include: Electric Oven & Grill, 4 burner Electric Hob with concealed extractor above; automatic washing machine and dishwasher, all appliances included in the sale.** Space for a full height American style Fridge/Freezer- this appliance for sale by separate negotiation. Ample space for dining furniture. CH Radiator. Two rear-facing windows overlooking the rear garden and an external door leads out into the garden.

SHOWER ROOM: Approx. 6'7 x 6'4. Recently newly fitted and comprising a two piece white bathroom suite, with the wash-hand basin set in a vanity unit with storage below; walk-in shower enclosure with mains power shower; modern black finish bathroom fittings; wall mounted LED mirror; chrome heated towel rail; side-facing opaque glazed window allows for natural ventilation.

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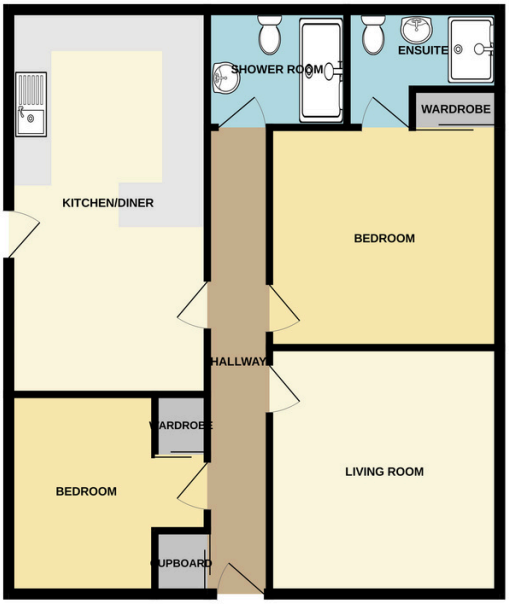
EXTERNALLY: Mutual front garden area. Fully enclosed private rear garden area which is neatly laid out in paving slabs. Wooden Garden Shed included. Residents' private car parking area to the side of the building, allocated parking.

Property Professionals

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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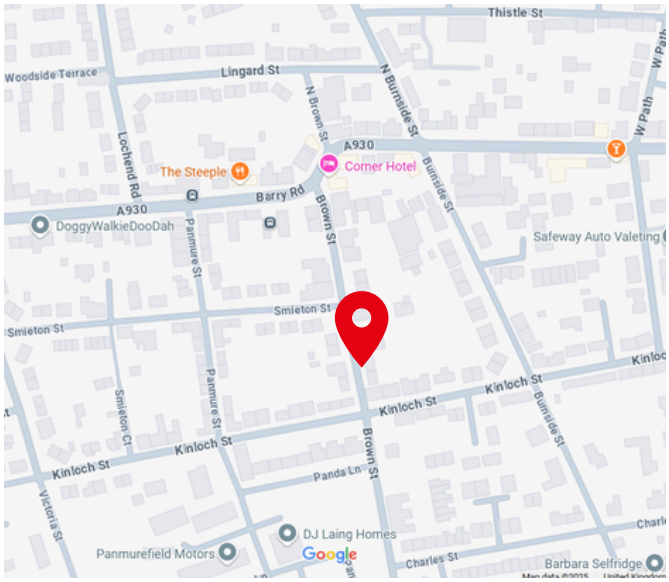

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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