Connelly Yeoman



25 DALHOUSIE COURT, CARNOUSTIE, DD7 7JD

GROUND FLOOR APARTMENT







- Bright and spacious Ground Floor Apartment
- Located within walking distance to Carnoustie Links Golf Course and Hotel
- Electric Wet Central Heating and Double Glazing
- Private decked seating area, designated parking bay, Security Entry System, Lift access, Private Storage locker



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FIXED PRICE

£167,750

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Property **Description**

This most impressive and well presented three bedroom GROUND FLOOR APARMENT is ideally situated within the highly sought after Dalhousie Court development of similar apartments and is located just a short walk from the seashore and of course the famous Golf Links of Carnoustie and luxury spa hotel. The property has been well maintained and enjoys the benefit of electric wet central heating and double glazing. It also boast outdoor space with patio doors leading from the lounge onto a decked area, ideal for outdoor furnishings. Internal fittings and finishings are modern and stylish complimented by neutral décor throughout and ample storage with fitted wardrobes in two of the three bedrooms and one of which is ensuite. A secure entryway provides controlled access to the building and there is a allocated parking space as well as visitor parking . Early viewing would be highly recommended.



ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, BATHROOM, MASTER BEDROOM ENSUITE, BEDROOM 2 AND BEDROOM 3

ENTRANCE HALLWAY: Entering into the apartment via a secure entry system into a bright and welcoming inner hallway which has a generously sized cupboard ideal for the storage of larger household items and wood effect flooring.



LOUNGE: Approx. 14'6 x 18'5. A spacious lounge with patio doors to the front which boast views across the golf course and out towards the sea beyond and lead out onto a deck area, ideal for outdoor furnishings. A window overlooks the rear of the property.

KITCHEN: Approx. 8'8 x 7'2. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven with four burner hob and extractor hood above and a fridge freezer. There is plumb space for a washing machine.

BATHROOM: Approx. 7'1 x 6'4. Fitted with a three piece suite with an electric power shower above the bath, wall tiling to the suite area, wood effect flooring and a wall mounted mirror.



MASTER BEDROOM: Approx. 10'4 x 10'2. A generous double bedroom with a door in which you can step out to the rear of the property. There are fitted wardrobes with shelving and carpeting to the floor.

ENSUITE: Approx. 7'6 x 5'5. Fitted with a two piece white suite with a separate shower enclosure housing a mains power shower which is wet wall lined. There are ceiling downlights and a wall mounted mirror.

BEDROOM 2: Approx. 9'3 x 10'5. Overlooking the rear of the property, this good sized double bedroom has a range of fitted wardrobes and ample space for furnishings.

BEDROOM 3: Approx. 11'3 x 7'9. With wood effect flooring and a window overlooking the rear of the property.

OUTSIDE:
Located to the rear of the building is a designated private car parking space and there is additional guest car parking spaces. Secure storage locker, ideal for golf clubs or bicycle storage. Communal garden areas all neatly laid out. A Factoring charge applies.

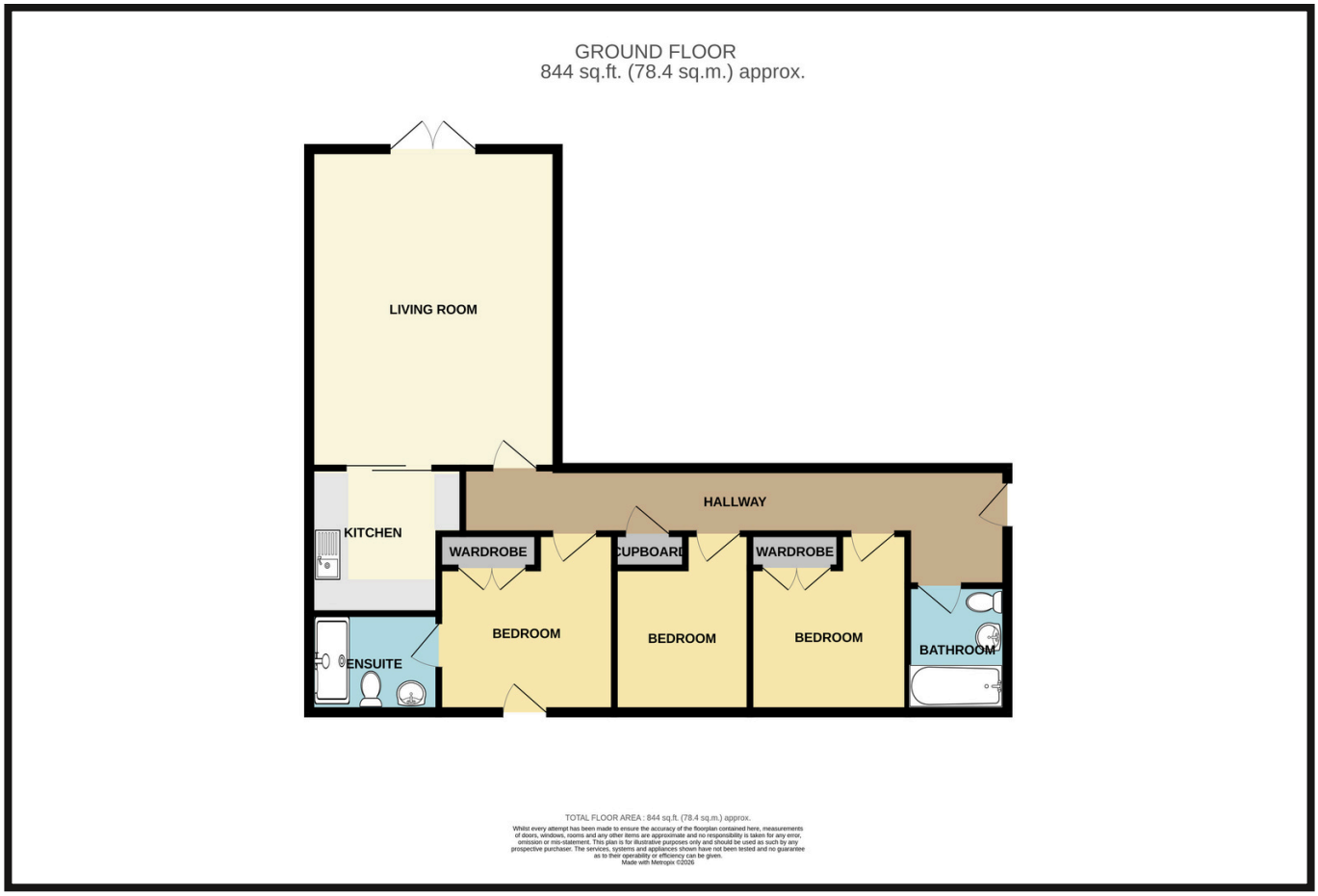


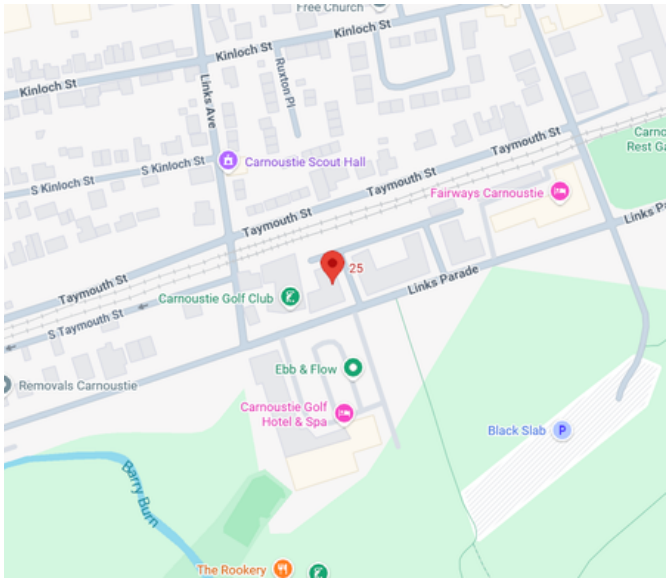






Property Professionals





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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