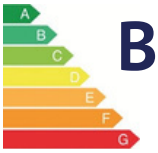
Connelly Yeoman

**3 MALT ROW, CARNOUSTIE, DD7 7GU** | **DETACHED VILLA**

- Spacious and well proportioned modern four bedroom detached family home
- Ideally located in a very sought after area
- Gas central heating, solar panels and double glazing
- Driveway providing off street parking with an integral single garage

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OFFERS OVER

**£260,000**

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# Property Description

This impressive four bedroom DETACHED VILLA offers modern living in a desirable residential area. The property is presented in move-in condition and benefits from a thoughtfully designed layout suited to contemporary family life. The ground floor comprises a welcoming entrance hallway, a spacious lounge, and a modern fitted kitchen with adjoining dining or family area, creating a sociable hub of the home. Upstairs, the accommodation continues with a well appointed principle bedroom featuring an en-suite shower room, along with three further bedrooms and a family bathroom. The home is further enhanced by excellent storage options throughout. Externally the property enjoys neatly maintained garden grounds, with space for outdoor seating and entertaining. A driveway and garage provide convenient off street parking. Carnoustie is a highly sought after coastal town renowned for its excellent quality of life and strong community spirit. The property at Malt Row is conveniently positioned for access to a range of local amenities including well regarded primary and secondary schooling, a variety of local shops, supermarkets, cafes and restaurants. This is an excellent opportunity to acquire a stylish and spacious family home within a popular and well-connected coastal town. Offering modern comforts, generous accommodation, and close proximity to local amenities and transport links, this property is ideally suited to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality and setting of this attractive home.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, SHOWER ROOM, LOUNGE, DINING KITCHEN, UTITLY ROOM, MASTER BEDROOM ENSUITE, THREE FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM

**ENTRANCE HALLWAY:** A welcoming entrance into the home with a coir matting flowing into wood effect flooring. A window provides natural light to a staircase leading to the upper accommodation. An under stairs storage cupboard houses the electric fuse box and solar panel controls.

**SHOWER ROOM:** Approx. 6'10 x 6'5. Fitted with a two piece white suite with a wash hand basin set in a vanity unit with storage below. There is a separate shower cubicle housing an electric power shower which is wet wall lined and there is tiling to the floor.

**LOUNGE:** Approx. 13'7 x 13'2. A bright and spacious room with carpeting to the floor, neutral décor and access into the dining kitchen.

**DINING KITCHEN:** Approx. 20'8 x 10'7. Fitted with a range of high gloss base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a breakfast bar for causal dining and ample space for family furnishings and a dining table and chairs. Sliding patio doors lead out to the rear garden.

**UTILITY ROOM:** Approx. 12' x 5'6. With high gloss base and wall units and coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is plumb space for an automatic washing machine and tumble dryer. The heating boiler is housed here and a door leads into the rear garden. A further door leads out into the integrated garage.

**GARAGE CONVERSION:** Approx. 11'11 x 11'5. The rear portion of the integral garage has been converted into a play room. It has carpeting to the floor and ample storage space. A full sized fridge freezer is housed here.

**UPSTAIRS LANDING:** A ceiling hatch providing access to the attic and a large storag cupboard with shelving.

**FAMILY BATHROOM:** Approx. 9'6 x 7'8. Fitted with a three piece white suite comprising off a wash hand basin and WC set in a vanity unit and a bath. There is wall tiling throughout and a Velux window providing natural ventilation and light.

**MASTER SUITE:** Approx. 13'2 X 11'10. A bright and spacious master bedroom with neutral décor and carpeting to the floor.

**DRESSING AREA:** Approx. 5'4 x 5'4. With mirrored wardrobes.

**ENSUITE:** Approx. 4'7 x 9'11. With a two piece white suite and shower enclosure housing a mains power shower which is wet wall lined. There is a chrome heated towel rail and opaque rear facing window.

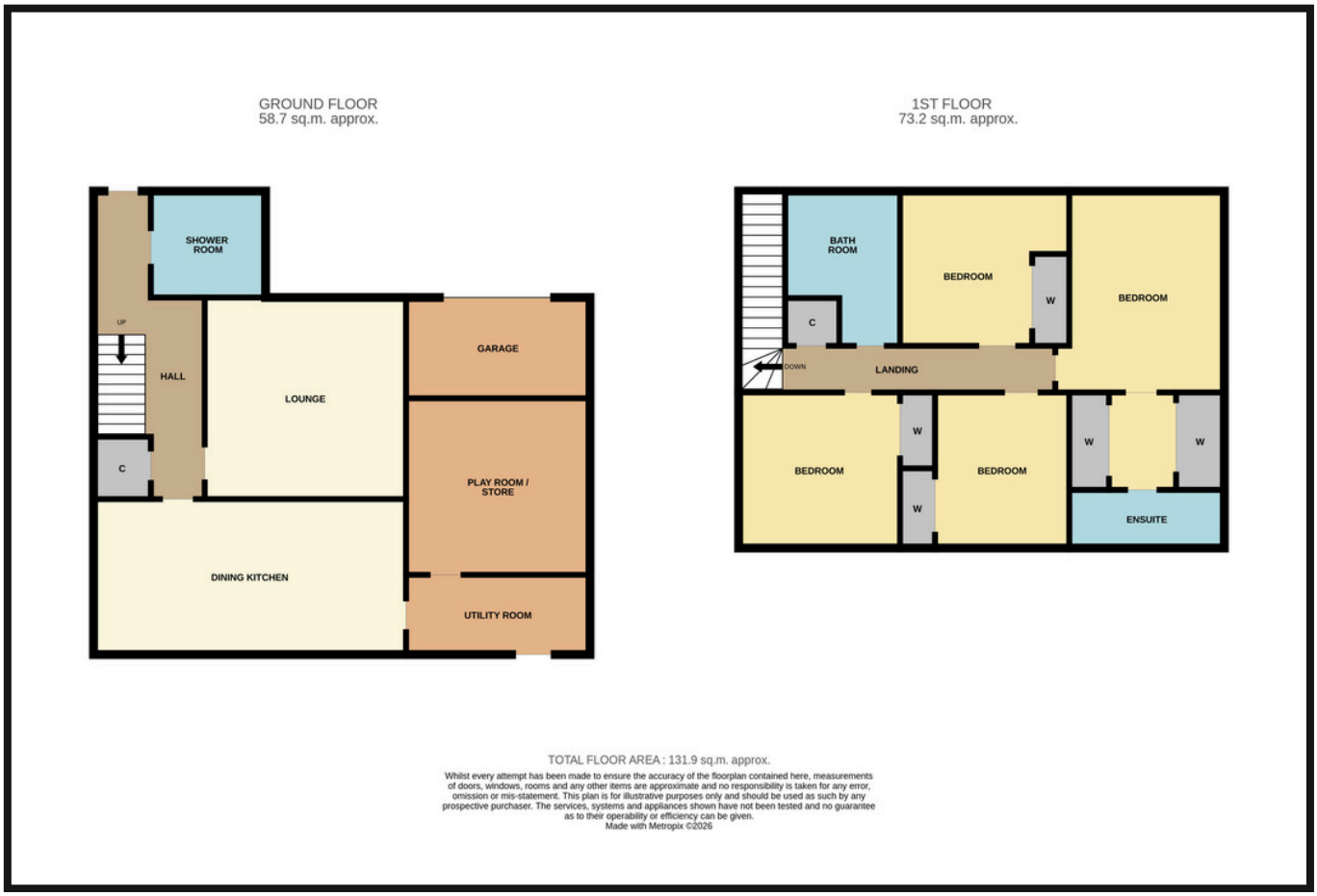
**BEDROOM 2:** Approx. 10'4 x 9'8. Overlooking the rear garden with carpeting to the floor and mirrored fitted wardrobe.

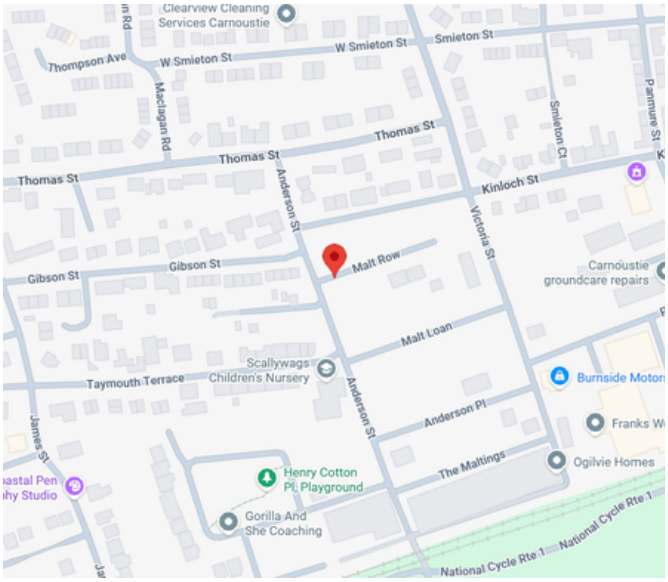
**BEDROOM 3:** Approx. 10'4 x 10'6. With ample space for furnishings this rear facing room has neutral décor and fitted wardrobes with sliding mirrored doors.

**BEDROOM 3:** Approx. 9'10 x 9'3. A window overlooks the front of the property and there is built in wardrobes with sliding mirrored doors.

**GARDEN AND GARAGE:** To the front the garden is mainly laid to lawn with a monoblock driveway leading to a single garage with up and over door. A gate at the side leads to the rear garden which is fence enclosed. The rear garden has been laid to lawn with a patio are for outdoor furnishings and entertaining.

# 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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