

Connelly Yeoman



34 BURNSIDE STREET, CARNOUSTIE, DD7 7EU

GROUND FLOOR FLAT



- Bright and spacious self contained 2 bedroom ground floor flat
- Located in a popular residential area close to the town centre amenities and services
 - Gas Central Heating, Double Glazing, tasteful decor, modern fittings
- Low maintenance front garden and fence enclosed rear garden with a wooden shed



OFFERS OVER
£105,000

Property Description

This attractive, well presented bright and airy two bedroom GROUND FLOOR FLAT is ideally situated within a popular residential area close to the town centre and offers well proportioned accommodation. The property has been well maintained and enjoys the benefits gas central heating, double glazing and ample storage. The recently upgrade kitchen has Bosh appliances and is bright and cheerful with two side facing windows. Feature panelled walls in the entrance hallway and master bedroom add a bespoke finish to this charming self contained flat. Early viewing would be highly recommended.

ACCOMMODATION COMPRISING:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, 2 BEDROOMS AND A SHOWER ROOM

ENTRANCE HALLWAY:

Entry via a glass panelled door into a well presented and fresh property decorated in neutral tones, with a shelved and hanging cloaks cupboard, feature wood panelled wall, wood effect laminate flooring and a cupboard housing the fuse box.

LOUNGE: Approx. 11'8 x 15'. A bright and spacious front facing lounge with two shelved storage cupboards, wood effect laminate flooring and a storage alcove.

KITCHEN: Approx. 15'7 x 7'. A recently updated modern fitted kitchen with base and wall units and coordinating work surfaces incorporating a coloured sink with mixer tap. There is an induction hob with oven below and plumb space for a dishwasher. Integrated appliances include a fridge, freezer and washing machine. A cupboard housing the gas central heating boiler is houses in the kitchen.



MASTER BEDROOM: Approx. 12'4 x 11'. Finished with modern décor incorporating a feature panelled wall and wood effect flooring. A window overlooks the rear garden.

BEDROOM 2: Approx. 8'4 x 11'. A good sized second bedroom with laminate flooring and ample room for furnishings.

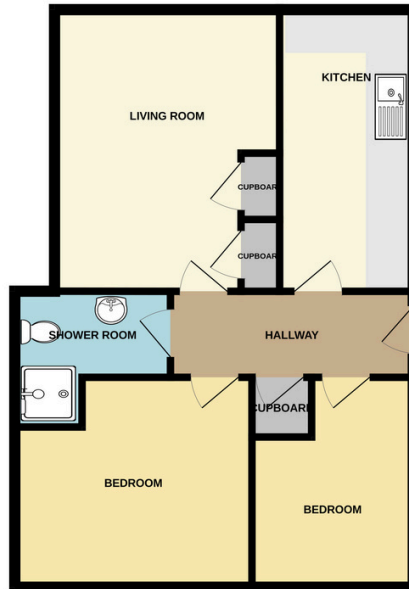
SHOWER ROOM: Approx. 7'4 x 7'. Fitted with a wash hand basin, WC and shower cubicle which is wet wall lined. Finished with modern tiling and extractor.

GARDEN: The front has been mainly laid to chip stone for ease of maintenance with an access path for the neighbour. The private rear garden is fence enclosed with an area of chip stones and lawn beyond. A pathway leads to a wooden shed.



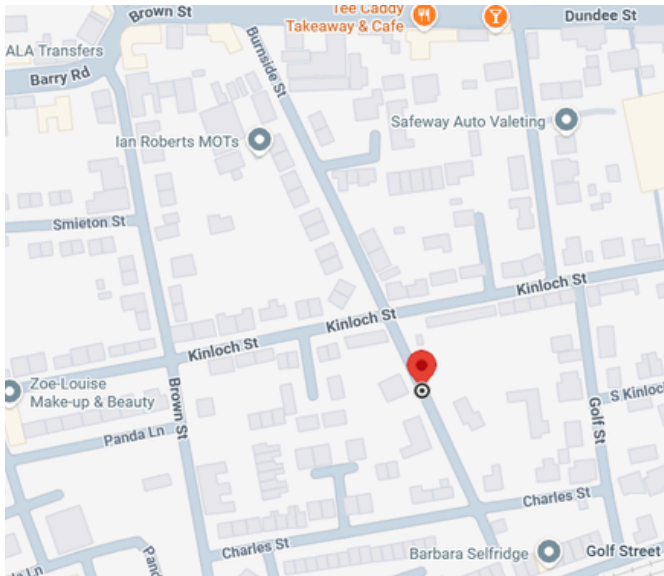
Property Professionals

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.
Made with Mapogen 1/2020



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