

Connelly Yeoman



61 YEAMAN STREET, CARNOUSTIE, DD7 7AW

**SEMI DETACHED
COTTAGE**



- Spacious and flexible accommodation on two levels
- Ideally located in a very sought after area close to Carnoustie town centre
 - Gas central heating and double glazing
- On street parking to the front, large rear garden with driveway



OFFERS OVER
£170,000

Property Description

This attractive and well presented three-bedroom SEMI DETACHED COTTAGE offers flexible accommodation arranged over two levels and presents an excellent opportunity for a purchaser looking to modernise and create a home to suit their own tastes and requirements. While the property would benefit from some updating, it offers generous and versatile living space, including a lounge, an additional sitting room or dining area, a kitchen, a useful utility room/workshop and a ground-floor bathroom. On the upper floor, there are three bedrooms, one of which is currently utilised as a home office, together with a separate WC. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys an extensive rear garden with mature planting and established fruit trees, providing an attractive outdoor space with considerable potential for keen gardeners or those seeking a generous garden to enjoy. On-street parking is available to the front, while a driveway is located at the far end of the rear garden, offering an additional parking option. With its adaptable accommodation, sizeable garden and scope for improvement, this cottage represents an appealing opportunity for buyers seeking a property they can personalise and make their own.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE, FAMILY BATHROOM, SITTING/DINING ROOM, KITCHEN, UTILITY/WORK SHOP, WC, 3 BEDROOMS

ENTRANCE VESTIBULE: The entrance vestibule is to the rear of the property and has a tiled floor, windows on both sides and a glass panelled door accessing the inner hallway.

INNER HALLWAY: A welcoming hallway with a staircase leading to the upper floor accommodation.

LOUNGE: Approx. 12'1 x 17'9. The lounge has carpeting to the floor and neutral décor. A window overlooks the rear garden.

FAMILY BATHROOM: Approx. 10'10 x 9'4 (at widest). An L-shaped bathroom fitted with a four piece coloured suite comprising of a wash hand basin, WC, bidet and bath. There is a separate shower enclosure housing a mains power shower, wall tiling throughout and a front facing opaque window providing natural ventilation and light.

DINING/SITTING ROOM: Approx. 9'10 x 16'8. Overlooking the rear garden, this versatile space has an electric fire set within a brick inlay and ample space for furnishings. There is a large understairs cupboard, ideal for storing large household items.

KITCHEN: Approx. 7'7 x 9'. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. There is a free standing electric cooker with hob, plumb space for a dishwasher and space for an under counter fridge and freezer. A pocked door conceals a pantry cupboard with shelving and a hatch opens out into the dining area.

UTILITY/WORKSHOP: Approx. 11'11 X 6'2. At the front of the property and with a door leading directly on to the street. This useful space houses a full height fridge freezer, plumb space for a washing machine and the central heating boiler is house on the wall. To the rear is a work shop area.



TOP LANDING: With a door leading into the eves providing additional storage.

WC:

Approx. 3'1 x 6'8. Fitted with a two piece coloured suite and a window overlooking the front of the property providing natural ventilation and light.

BEDROOM 1:

Approx. 16'11 x 10'2. A large and bright double bedroom with dual aspect windows overlooking the rear and side of the property. A built in storage cupboards has hanging rails.

BEDROOM 2:

Approx. 17'7 x 11'7. This second generous sized bedroom has ample space for furnishings and overlooks the rear garden.

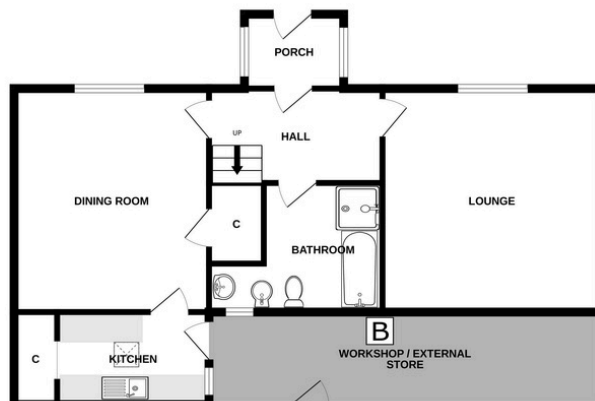
BEDROOM 3:

Approx. 12'8 x 9'9. Currently being utilized as a home office and has a built in desk, carpeting to the floor and a rear facing window.

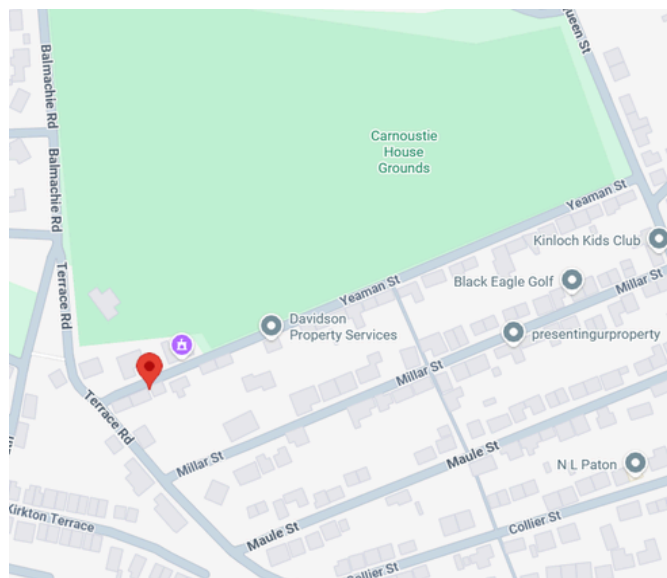
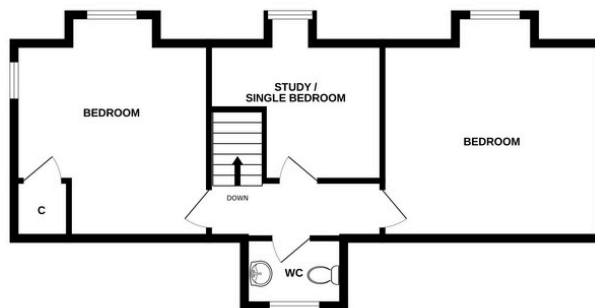
GARDENS: A door directly from the street provides access into the utility/workshop area of the cottage. A gate to the side, leads to a monoblock pathway which runs down the side of the cottage to a substantial rear garden which has mature shrubs and fruit trees, and a greenhouse. The garden stretches as far as Millar Street where there is access to a private driveway for the property. A paved pathway runs down the middle of the garden to the driveway.



Property Professionals



UPPER FLOOR



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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