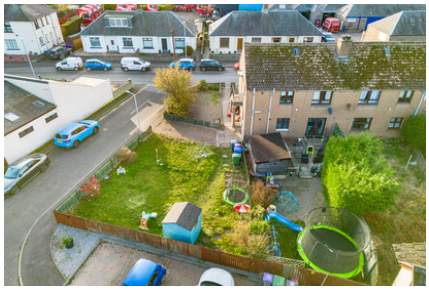
Connelly Yeoman



11 BURNSIDE STREET
CARNOUSTIE DD7 7ET

FIRST FLOOR APARTMENT







- Bright and spacious 2 Bedroom First Floor Apartment
- Located in a popular area close to the town centre amenities and services
- Gas Fired Central Heating, timber encasement Double Glazed Windows
- Side area of driveway offering off-street car parking, rear and side garden areas



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OFFERS OVER

£95,000

ARBROATH TEL: (01241) 434200 | CARNOUSTIE TEL: (01241) 859500 | MONIFIETH TEL: (01382) 725164
WWW.CONNELLYYEOMAN.COM | EMAIL: PROPERTY@CONNELLYYEOMAN.COM

Property **Description**

This attractive, bright and airy, two bedroom FIRST FLOOR APARTMENT forms part of a building of four similar flatted properties and is situated within a popular area within easy reach of the town centre amenities and services. The property offers well proportioned accommodation and enjoys the benefits of Gas fired central heating and timber encasement Double glazed windows. Externally, to the side of the property is an area of mono-block off-street car parking, side garden area laid out in stone chips and established tree; to the rear is a large area of garden laid to lawn. Overall, an ideal First Time Buy or investment/rental property.



ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BATHROOM, LOUNGE, KITCHEN, 2 BEDROOMS.

ENTRANCE HALLWAY: External staircase and handrail leading up to the entrance into number 11; double glazed entry door into the Hallway, which has a cupboard housing the electric meter and fuse box; built-in storage cupboard with shelving and hanging rail; CH Radiator.

BATHROOM: Approx. 8'1 x 5'. Comprising a three piece bathroom suite, WC., wash-hand basin and bath with an over the bath shower; side-facing opaque glazed window; extractor fan; heated towel rail.

LOUNGE: Approx. 11'9 x 15'9. A spacious Lounge, with a rear-facing window; ample space for furniture settings; CH Radiator.

KITCHEN: Approx. 9'5 x 11'. The Kitchen has fitted base and wall mounted storage units, work surfaces and a stainless steel sink with mixer tap; space for a cooker, fridge/freezer and plumbing; space for an automatic washing machine; ample space for everyday/casual dining; CH Radiator.





BEDROOM 2: Approx. 11'3 x 10'4. Well proportioned Bedroom with a front-facing window; laminate wood-effect flooring; CH Radiator.



BEDROOM 1: Approx. 13' x 8'9. Another well proportioned Bedroom, with a front-facing window; double wardrobe with shelving and hanging space offers good storage, and a further cupboard houses the Gas central heating boiler; CH Radiator.

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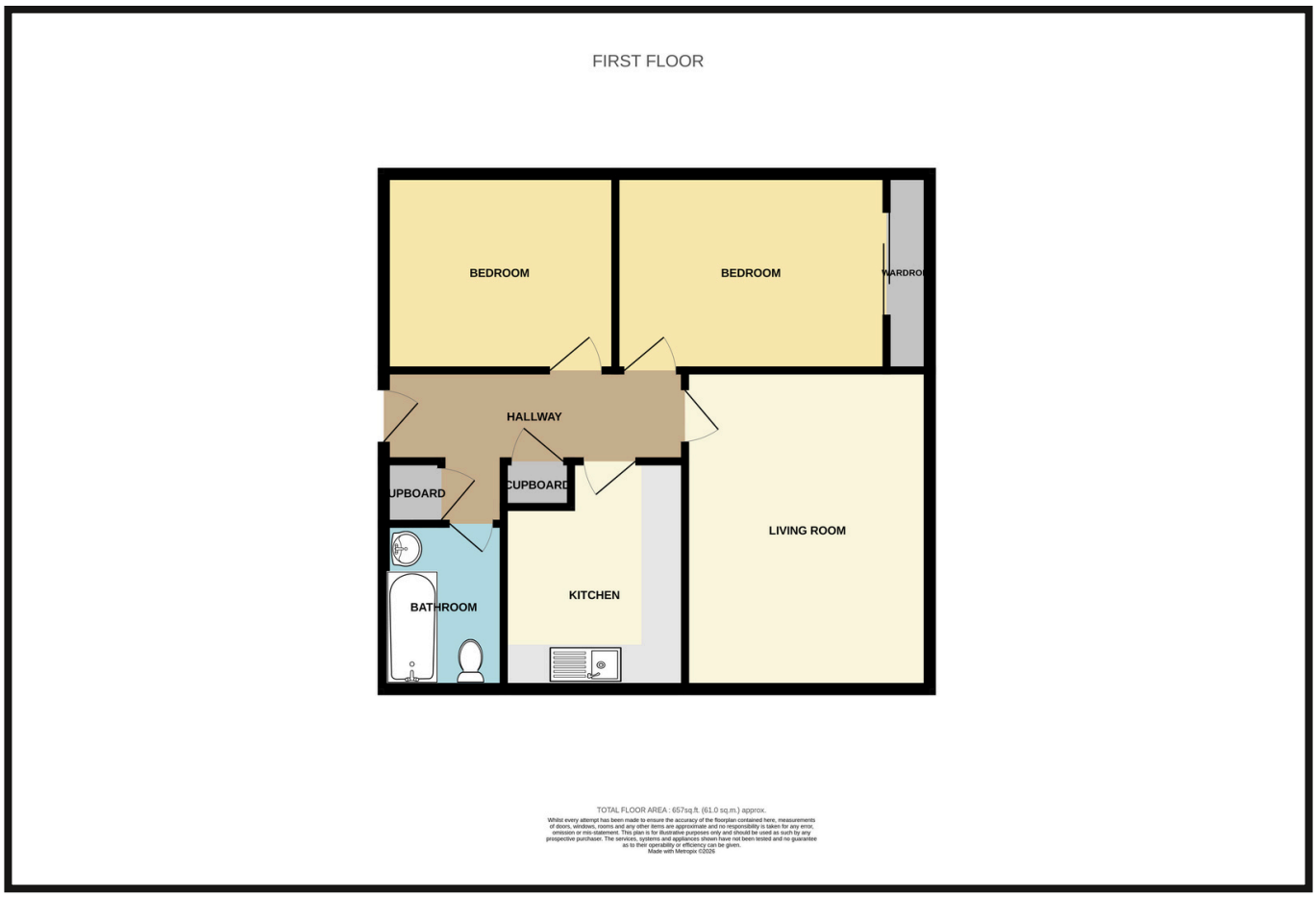
EXTERNALLY: Mono-block driveway offers off-street parking (access located off Burnside Gardens - lowered pavement ?). Large rear garden area laid out in grass and a further area of garden to the side, laid to stone-chips and an established tree.

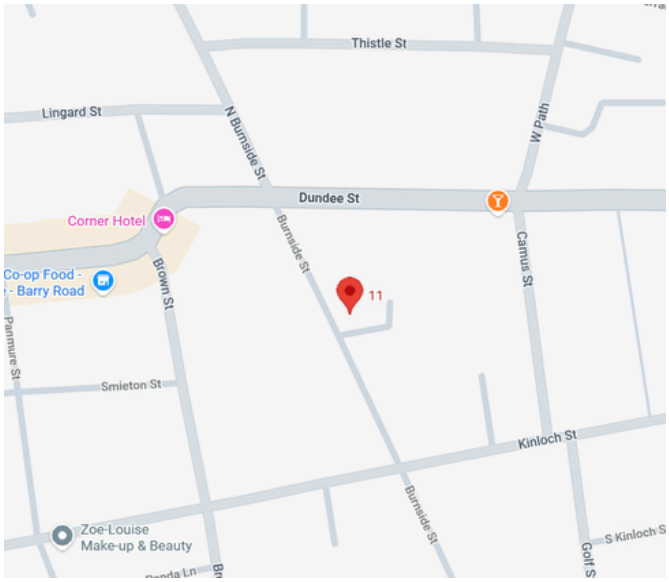






Property Professionals





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.

Connelly Yeoman | tspc

Connect with us

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