Connelly Yeoman



18 GREENLAW PLACE, CARNOUSTIE, DD7 7NG

END TERRACE BUNGALOW







- Bright and spacious two bedrooms end terraced bungalow
- Located in a popular residential area close to the town centre amenities and services
- Gas central heating and double glazing, tasteful decor, modern fittings
- Wall enclosed rear garden



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OFFERS OVER

£125,000

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Property **Description**

This attractive two-bedroom END TERRACED BUNGALOW offers well-proportioned accommodation and would make an ideal purchase for first-time buyers, couples, small families or those looking to downsize. The property comprises a welcoming lounge, fitted kitchen, two generously proportioned double bedrooms and a wet room. Further benefits include gas central heating and double glazing. Externally, the property enjoys gardens to both the front and rear. The front garden is predominantly laid to lawn, complemented by established flower beds and borders. The fully enclosed rear garden provides a pleasant outdoor space, incorporating an area of lawn and a patio, ideal for outdoor relaxation and entertaining. Carnoustie is a popular coastal town within Angus, renowned internationally for its championship golf courses, beautiful sandy beach and attractive seafront. The town offers a range of everyday amenities, including local shops, supermarkets, cafés, restaurants and leisure facilities. There are also primary and secondary schooling options within the town. Early viewing is highly recommended.



ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, FITTED KITCHEN, BEDROOM 1, BEDROOM 2, WET ROOM.

ENTRANCE HALLWAY: Entry into the home is via a double glazed door with a glass side panel into a spacious and welcoming hallway with spotlights to the ceiling. A cupboard houses the electric meter and fuse box. A further large walk-in shelved and hanging cupboard provides access into the loft. This cupboard has power points.



LOUNGE: Approx. 15'2 x 13'6. A spacious lounge with an area suitable for dining, wood effect laminate flooring, spotlights to the ceiling and ample room for furnishings.

KITCHEN: Approx. 13'4 x 8'4. Overlooking the rear garden with door access into the back garden. The kitchen is fitted with a range of base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated electric oven and grill and ceramic hob with a glass splash back and extractor hood above, plumb space for a washing machine and fridge freezer.



BEDROOM 1: Approx. 13'3 x 9'5. Overlooking the rear garden, this good sized double bedroom has a walk-in wardrobe with shelved and hanging space and spotlights to the ceiling.

BEDROOM 2: Approx. 8'4 x 13'5. With ample space for furnishings, this second double bedroom overlooks the front of the property and has spotlights to the ceiling.

WET ROOM: Approx. 5'10 X 9'2. Fitted with a vanity unit incorporating the wash hand basin and WC. The shower area has an electric shower and is finished off with a mixture of wet wall and tiling. There is a heated towel rail, extractor fan, spotlights and a side facing window providing natural ventilation and light.

GARDEN: The front garden has been mainly laid out with a lawned area and established flower beds and borders. To the rear, there is a substantial walled garden with a lawn and crazy paving patio ideal for outdoor funishings and a wooden shed.

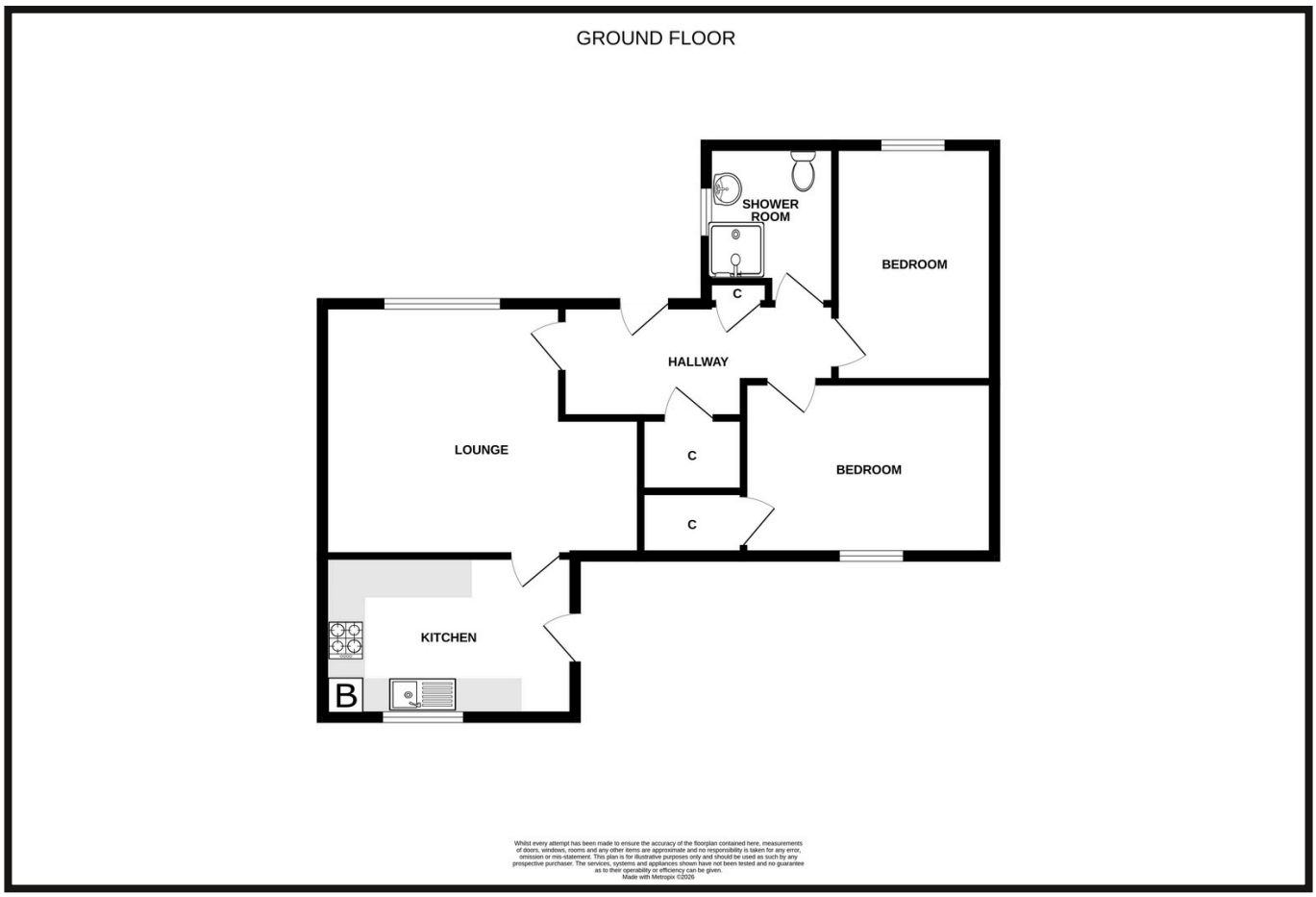


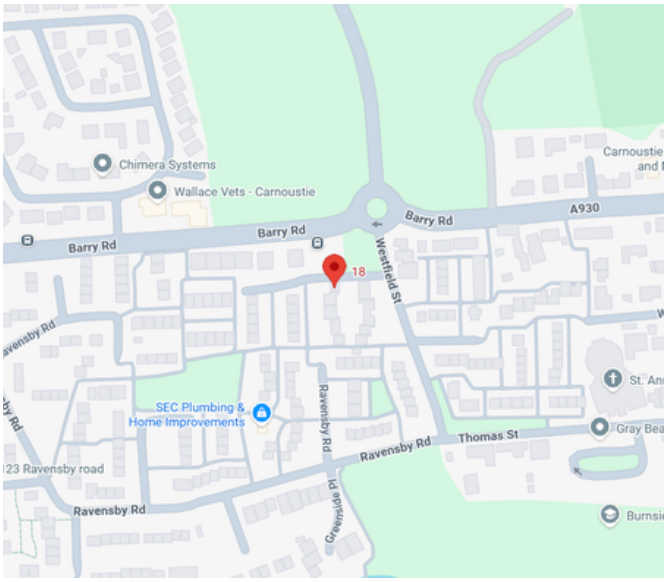






Property Professionals





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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