Connelly Yeoman

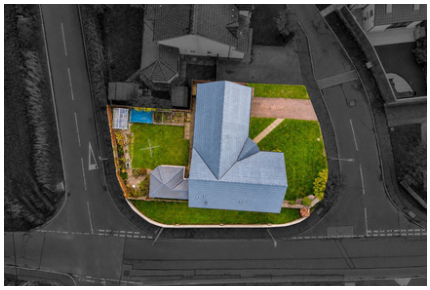


19 PANBRIDE VIEW
CARNOUSTIE DD7 6JG

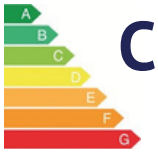
DETACHED BUNGALOW







- Deceptively spacious and well presented 3 Bedroom Detached Bungalow
- Ideally located in a very sought after residential area of Carnoustie
- Gas Fired Central Heating, Double Glazing, ample storage
- Established Gardens, driveway with parking leading to the Integral Garage



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OFFERS OVER

£250,000

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Property **Description**

This attractive and deceptively spacious DETACHED BUNGALOW with integral Garage is ideally located in a very sought after residential area, situated on the north eastern perimeter of Carnoustie, within easy reach of central amenities and services. The ever popular coastal town of Carnoustie is served by a whole host of amenities and services, including a great variety of local and national shops, cafes and takeaways, restaurants, public houses and Hotels, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links and the ever popular beach front. The property is located just off Panbride Road, offering the best of both coast and countryside, well proportioned accommodation and enjoying the benefits of Gas fired central heating and Double glazing. Externally, the front garden area is laid to lawn, with established shrubs and bushes. A mono-block driveway offers off-road car parking and leads to the integral Garage. There is a lovely rear garden, laid out for ease of maintenance with stone-chip areas, established shrubs and bushes. Overall, an ideal "downsize" property with early viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, SHOWER ROOM, BEDROOM 2, BEDROOM 3, MASTER BEDROOM with EN SUITE SHOWER ROOM, LOUNGE, KITCHEN, UTILITY ROOM, CONSERVATORY.

ENTRANCE HALLWAY: Attractive entrance door with overhead corner canopy area; a very spacious and welcoming Hallway, with access into the Bedrooms, Lounge and Kitchen; oak veneer internal doors; built-in double storage cupboard/wardrobe; CH Radiator; ceiling downlights; ceiling hatch access into the loft space (loft space partially floored for storage purposes).

SHOWER ROOM: Approx. 8'3 x 5'2. Comprising a two piece bathroom suite with the wash-hand basin set within a vanity unit in an oak wood finish; large walk-in shower enclosure; Parador-style lined ceiling with downlights; with a high-level window for natual light and ventilation; oak wood-effect flooring; CH Radiator.

BEDROOM 2: Approx. 12'4 x 10'11. Spacious double size Bedroom, with a front-facing window overlooking the front garden; built-in triple wardrobes with sliding mirror front doors; neutral decor; CH Radiator.

BEDROOM 3: Approx. 11'10 x 8'2. This room is currently being used as a formal Dining Room and has a side-facing window overlooking the driveway; neutral decor; CH Radiator.

MASTER BEDROOM 1: Approx. 13'11 x 10'6. The main Bedroom is a super size, with built-in double wardrobe and bi-fold doors; neutral decor; window overlooking the rear of the property; CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 5'9 x 4'8. Comprising two piece bathroom suite; WC., and wash-hand basin with built-in vanity units in a light oak wood veneer finish; shower cubicle with wet wall panel finish; wall mounted storage units in white Shaker-style finish; fitted wall mirrors and glazed display shelf; chrome wall mounted CH towel rail; high-level square window allows natural light and ventilation; herring-bone wood-effect flooring.









LOUNGE: Approx. 18'5 x 11'11. A lovely spacious Lounge with a large picture window overlooking the rear garden; feature Patio doors leading out to the rear garden; focal point fire surround with marble inlay and hearth incorporating an Electric Fire with pebble detail; neutral decor and ceiling coving; CH Radiator.

KITCHEN: Approx. 11'1 x 10'4. The Kitchen is fitted with a good range of base and wall mounted units, in an off-white high gloss finish; co-ordinated work surface and matching splashbacks; integrated Oven, Gas Hob and extractor above; integrated Dishwasher; Fridge/Freezer and Microwave; Parador-style lined ceiling with downlights; space for small table and chairs offering everyday/casual dining; CH Radiator; side-facing window with views out towards the countryside; vinyl flooring; Glazed panel door leads off the Kitchen through into the Utility Room.







UTILITY ROOM: Approx. 6'1 x 5'8. Fitted base units and work surface with stainless steel sink; wall mounted Gas central heating boiler (serviced annually by the current owner); space for white goods **(NB the automatic washing machine and tumble dryer are both included in any sale - with guarantees);** built-in storage cupboard; vinyl flooring, continued through from the Kitchen; CH Radiator; high level window allowing natural light into the room.

CONSERVATORY: Approx. 17'1 (at longest point) x 10'2. Fully double glazed windows and pitched roof (which has been insulated), a lovely addition to the property, overlooking the rear garden and with views out over the open fields to the east. A double glazed door leads out into the rear garden.

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GARDENS: Front garden area is laid to lawn, with established shrubs and bushes; a paved pathway to the front door. Mono-block driveway offering off-road car parking and leading to the integral Garage. Side area of garden (from Panbride Road) ground laid to lawn with low level boundary wall. Timber fence and gate access into the rear garden. There is a lovely rear garden, laid out for ease of maintenance with stone-chip areas, shrubs, bushes, rose bushes and raised flower / vegetable beds. The Greenhouse is included in the sale.

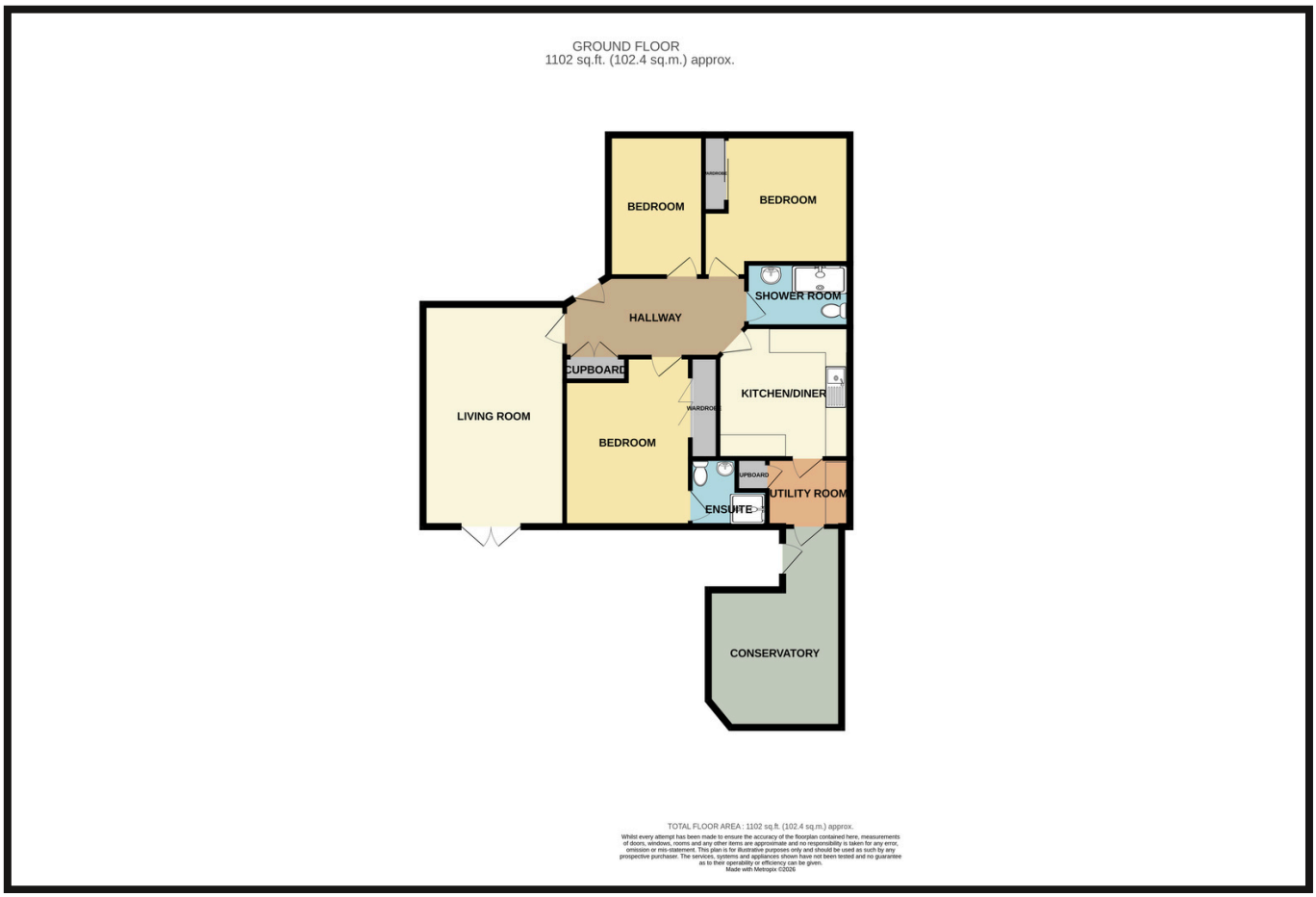
GARAGE: Integral to the property, with power and light.

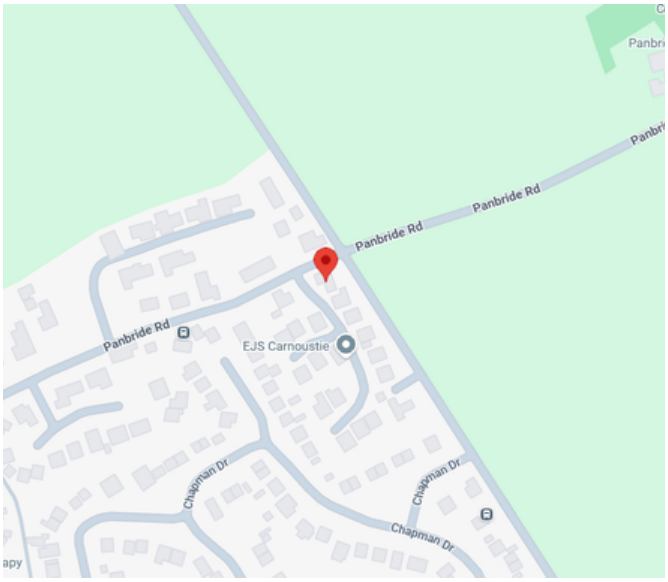
The property is located just off Panbride Road, on the north eastern periphery of the town, with good road access routes onto the main A92 dual carriageway, and there is a regular bus service route close-by.





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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Connect with us

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