Connelly Yeoman



23 MacDONALD SMITH DRIVE, CARNOUSTIE, DD7 7NR

1ST FLOOR APARTMENT







- Spacious two bedroom, first floor flat
- Within a quiet cul-de-sac in a very popular residential area
- Electric Storage Heating and Double Glazing
- Private front and rear garden. Garage



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OFFERS OVER

£105,000

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Property **Description**

This immaculate 1st FLOOR APARTMENT is situated within a popular residential area of Carnoustie. With 2 generous double bedrooms, a spacious lounge, kitchen and bathroom the apartment is well presented in fresh neutral tones and enjoys a convenient setting close to a wide range of local amenities. Outside is a private front garden, enclosed private rear garen and a single garage (first on right, brown door) Carnoustie is well known for its championship golf links, attractive beach and welcoming community atmosphere. The property is within easy reach of the town centre where a variety of independent shops, cafes, restaurants and everyday services can be found. Excellent transport links are also available, including Carnoustie railway station providing regular services to Dundee, Arbroath and Aberdeen, while the nearby A92 offers straightforward road access for commuting along the east coast. Early viewing is highly recommended to fully appreciate the accommodation on offer.





ACCOMMODATION:
ENTRANCE HALLWAY WITH STORAGE CUPBOARD, LOUNGE, KITCHEN, TWO BEDROOMS AND BATHROOM

ENTRANCE HALLWAY:
Entry is into a hallway with a shelved cloaks cupboard and a staircase leading to the upper floor. The upper hallway has a cupboard housing the electric meter and a fuse box. An access hatch leads to the loft.

LOUNGE:
Approx. 11'4 x 15'7. A large and spacious lounge with a feature alcove and a window overlooking the front of the property. Storage heater.

KITCHEN:
Approx. 10' x 7'. Fitted with a range of base and wall units with coordinating work surfaces incorporation a bowl shaped stainless steel sink, an electric oven and hob and space for a washing machine. There is undercounter space for further appliances and a rear facing window.



BEDROOM 1:
Approx. 9'9 x 12'5. A good sized double room with ample space for furnishings and has a shelved storage cupboard and double shelved and hanging fitted wardrobes. The room benefits for an electric storge heater and a window overlooking the front garden.

BEDROOM 2:
Approx. 9'6 x 10'. With a window overlooking the rear of the property and double shelved and hanging wardrobes.

BATHROOM:
Approx. 5'5 x 7'. Comprising of a bath with an electric shower above, WC and wash hand basin. A shelved airing cupboard houses the water tank and a window overlooks the rear of the property provides natural ventilation and light.

OUTSIDE:
To the front of the property there is a private garden area, to the right of the path, which has been mainly laid to lawn, there is also an enclosed rear garden and a single garage (first right, brown door)

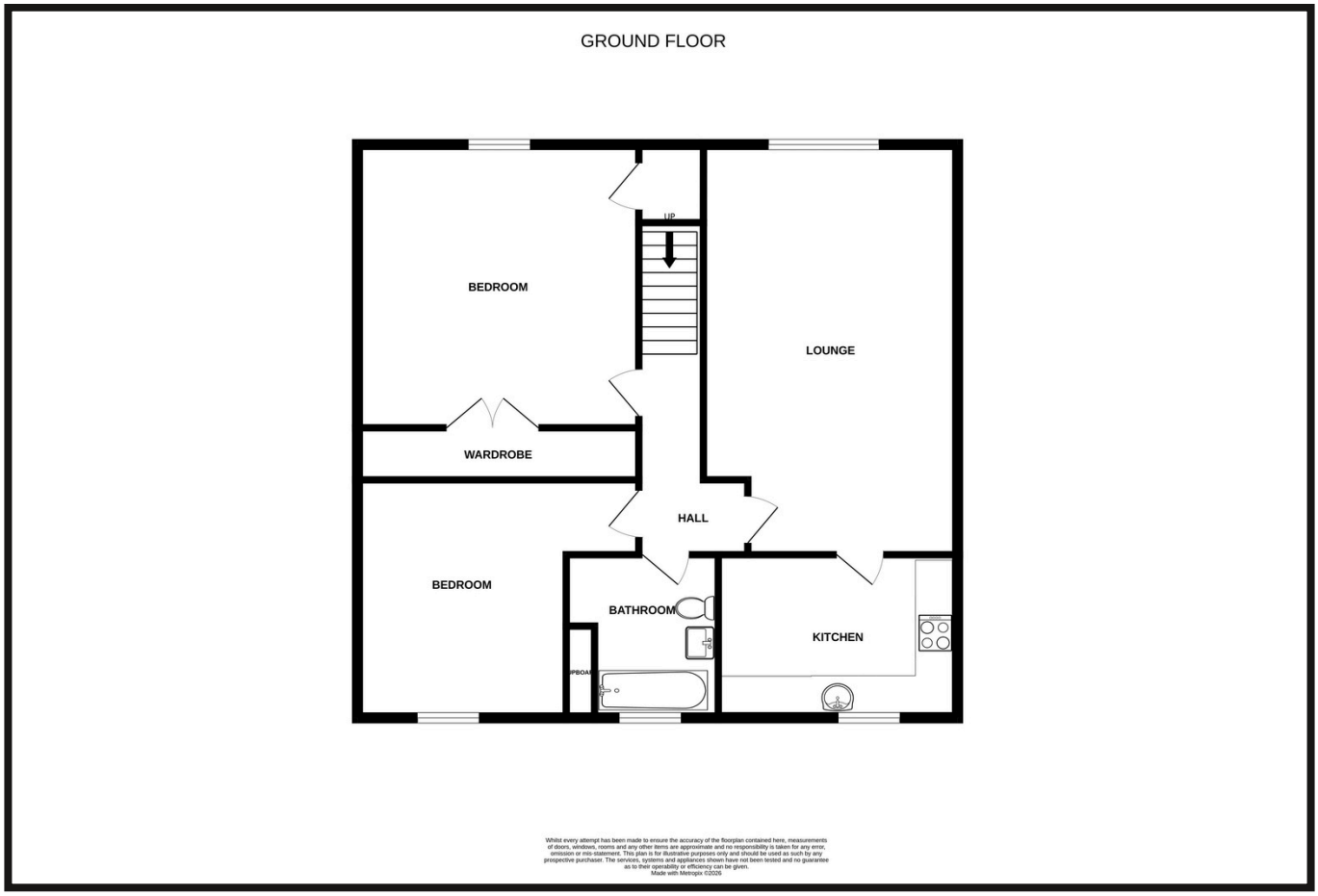


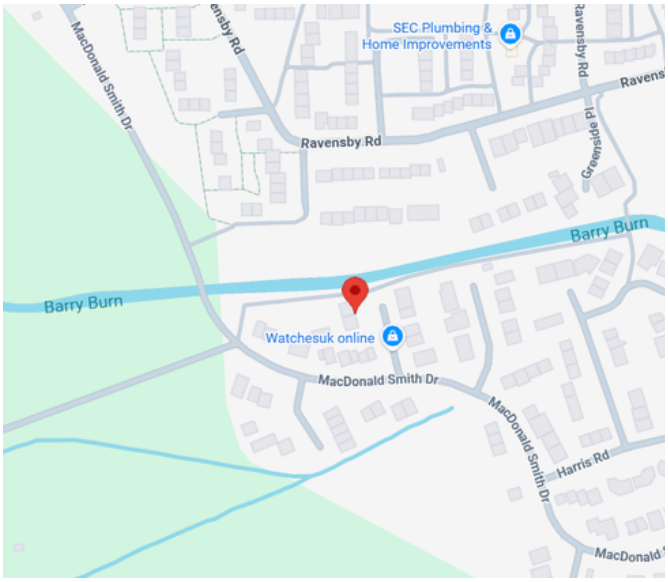






Property Professionals





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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