Connelly Yeoman



29 CORBIE DRIVE
CARNOUSTIE DD7 7NT

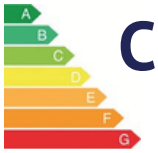
LARGE DETACHED BUNGALOW







- Deceptively spacious and exceptionally well presented Detached Bungalow
- Ideally located in a sought after residential area of Carnoustie close to amenities
- Gas Fired Central Heating, Double Glazing, tasteful decor, modern fittings and fixtures
- Large corner garden plot, easily maintained gardens, driveway, Workshop/Home Office



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OFFERS OVER

£259,950

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Property Description

This attractive and exceptionally well presented large DETACHED BUNGALOW is ideally located within a sought after residential area of the town. Carnoustie offers a great variety of local shops, restaurants and cafes, hotels and public houses, local primary and secondary schooling and of course not forgetting the world renowned Golf Links and lovely seafront areas. The property offers deceptively spacious accommodation, tasteful decor, modern fittings and fixtures and benefits from Gas fired central heating and Double glazing. Externally, located on a large corner garden plot, there are easily maintained and well established gardens to the front, sides and rear of the property. A mono-block driveway offers off-street car parking and there is a useful Workshop/Home Office outbuilding. Overall, this property will be of interest to a variety of buyers and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, FAMILY BATHROOM, LARGE WELL APPOINTED DINING KITCHEN, CONSERVATORY, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS. WORKSHOP/HOME OFFICE.

ENTRANCE VESTIBULE & HALLWAY: Attractive double glazed front entrance door and matching glazed side panel into the Vestibule, with an internal glazed door into the spacious and very welcoming Hallway. CH Radiator.

BEDROOM 2: Approx. 11'6 x 11'2. A generously proportioned Bedroom, with a front-facing window; **the triple wardrobe fitment, chest of drawers and bedside cabinets (2) will be included in the sale;** neutral decor and laminate flooring; CH Radiator.

FAMILY BATHROOM: Approx. 11'5 x 5'6. Comprising a three piece white suite with a feature Jacuzzi bath; around the wash-hand basin there is an oak wood veneer vanity unit with drawers and cupboard storage; free-standing shower cubicle; full wall tiling; wall mounted mirror with lighting; Parador-style ceiling with downlights; tiled floor; CH Radiator; opaque glazed window allows for natural light and ventilation.

DINING KITCHEN: Approx. 24'1 x 10'2. A spacious and well appointed Kitchen, which was installed only about 3 years ago, fitted with a good range of modern base and wall mounted storage units in a slate grey colour and dark grey marble-effect work surfaces; glazed display units with glass doors; **Built-in Double Ovens; Gas Hob with a large extractor fan/hood; white goods including the automatic washing machine, dishwasher and tumble dryer are all included, together with the American-style Fridge/Freezer;** Parador-style ceiling with inset ceiling downlights; LED lighting along the base or kick plate plinths; wood flooring and carpeted flooring at the Dining area; ample space for dining table and chairs. Large built-in storage cupboard (housing the gas central heating boiler and the hot water tank) and offering great storage for household items. Double glazed doors lead out into the Conservatory.

CONSERVATORY: Approx. 9'9 x 8'10. A lovely addition to the rear of the property, with double glazed windows offering views over the garden. There is an insulated roof, warm in the winter and cool in the summer. CH Radiator. Tiled floor. Double glazed door leads out to the rear garden.









BEDROOM 3: Approx. 12'3 x 9'3. This room is currently being used as an office space but would make an ideal double size third bedroom; built-in double wardrobes; window overlooking the rear of the property; CH Radiator.

MASTER BEDROOM SUITE: Approx. 15'3 x 11'4. A generously proportioned Master Bedroom, with a rear-facing window; walk-in wardrobe space (Approx. 5'8 x 4'8) with hanging rails, fitted shelving and downlights, excellent storage; neutral decor; CH Radiator; access into the En Suite.

EN SUITE SHOWER ROOM: Approx. 7'5 x 5'10. Comprising a two piece white bathroom suite; fully tiled, with both tiled walls and floor; along one of the walls beside the wash-hand basin there are light oak wood veneer fitted vanity units offering excellent storage; chrome wall mounted towel rail; side-facing window.







LOUNGE: Approx. 15'2 x 15'. A beautifully presented Lounge, with a large picture window overlooking the front garden; a further side-facing window allows for lots of natural light into this room; neutral decor; two CH Radiators.

NB Access into the attic space from the main Hallway area; ceiling hatch access into the large, partially floored attic space, with power and light (may be suitable for conversion, subject of course to the usual Local Authority Planning Permissions, Consents, etc., being obtained by any prospective purchaser and the terms of which they shall require to satisfy themselves on the terms thereof).

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GARDENS: The property sits within a large corner garden plot, with areas of garden to the front, sides and rear. The front garden is laid out for low maintenance, with gravel chips and paved areas and pathways. The rear garden is all fence enclosed, offering privacy and enjoying a sunny westerly aspect, all neatly laid out, with a composite decking area and raised flower beds There are also two large Keter Sheds which will be included in the sale. Access gates to either side of the house leading to side areas of garden, all laid to stone-chips for low maintenance.

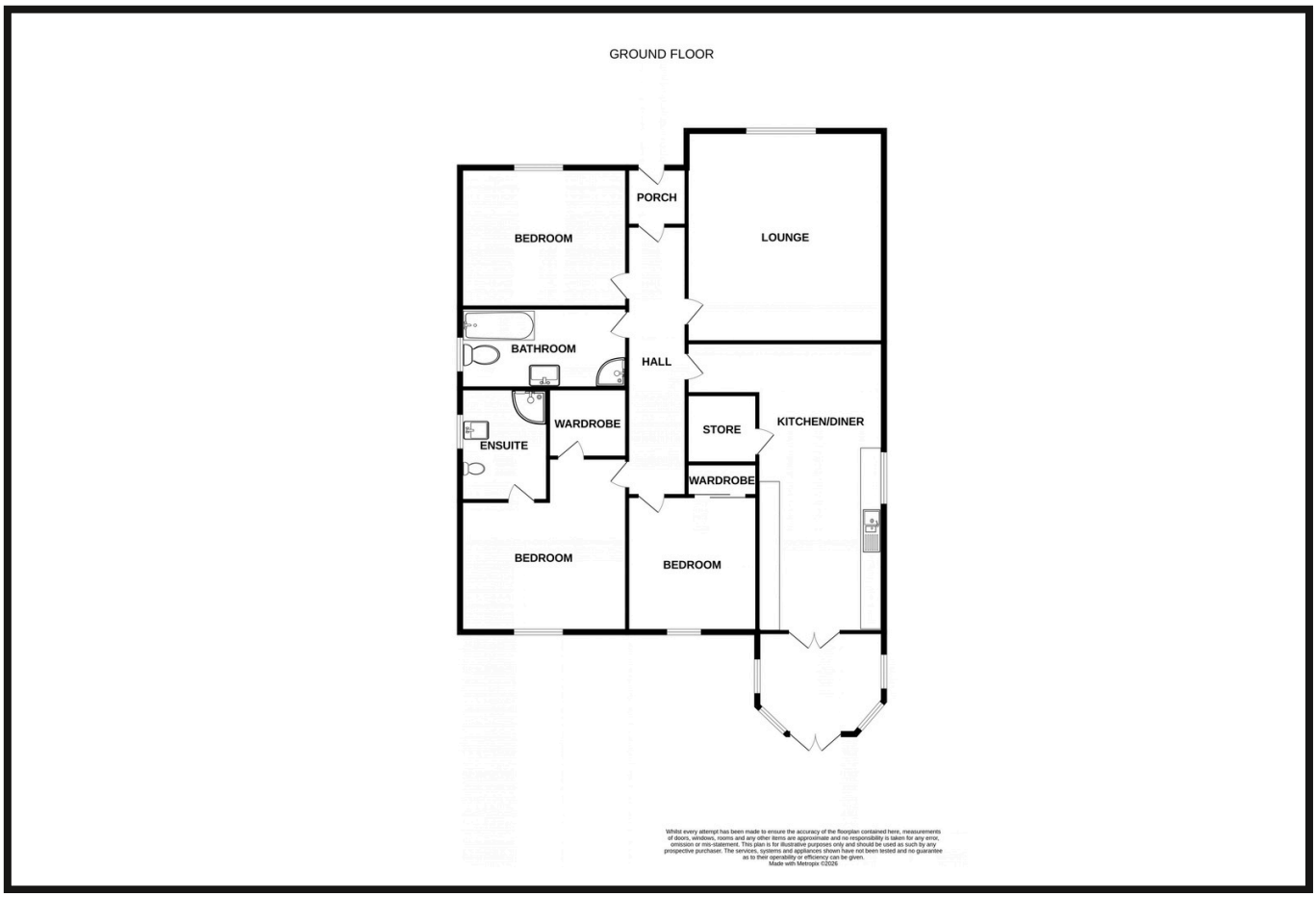
To the back of the rear garden is a driveway offering off-street parking with an access gate leading into the main rear garden.

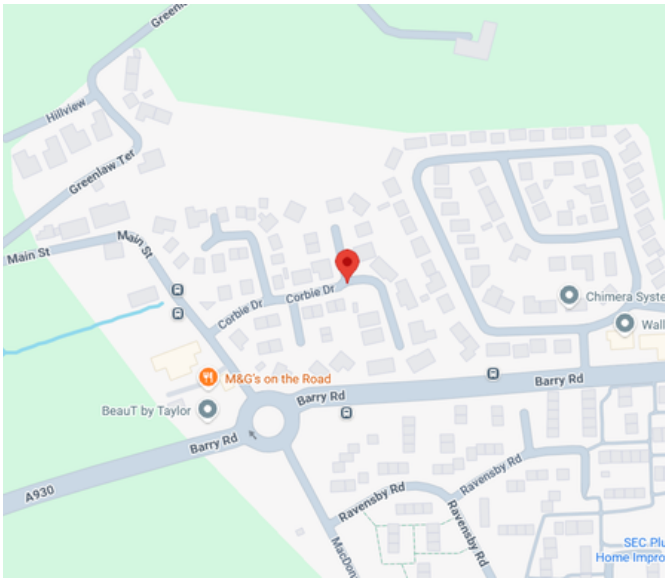
WORKSHOP/HOME OFFICE: Approx. 18'5 x 9'3 Converted from a Garage into a useful Workshop/Store Room which has been insulated, has power and light, heating and fitted floorcovering, an ideal home office / workshop or for external storage.





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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