Connelly Yeoman



34 TAYSIDE STREET
CARNOUSTIE DD7 6AZ

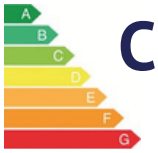
FIRST & SECOND FLOOR MAISONETTE







- Spacious and well presented First & Second Floor Maisonette property
- Ideally located in a popular and sought after area close to Westhaven seafront and beach
- Gas Fired Central Heating, Double Glazing, Master Bedroom with En Suite & sea/coastal views
- Communal drying green area, Exclusive garden area all neatly laid out, Outhouse/Shed



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OFFERS OVER

£165,000

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Property Description

This deceptively spacious and well presented FIRST & SECOND FLOOR MAISONETTE property forms the first and upper floors of a stone-built building of similar flatted properties and is located in a popular residential area of Carnoustie, very close to the lovely coastal seafront area of Westhaven. Carnoustie is served by a wide variety of amenities and services, including local and national shops, local cafes and restaurants, public houses, Hotels, a Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Links together with the ever popular beach front and seaside promenade areas. The property is also within close proximity to the main east coast railway station serving the town and there are good public transport routes close-by. Externally, the property benefits from having it's own exclusive garden area to the rear of the building, all neatly laid out and tended (a little "oasis" of garden) with a lovely Summerhouse, Greenhouse and garden Shed all included. Overall, this attractive property must be viewed to fully appreciate the size and space on offer.

ACCOMMODATION COMPRISING: ENTRANCE PORCH, HALLWAY, BATHROOM, DINING ROOM/BEDROOM 3, LOUNGE, DINING KITCHEN; UPPER FLOOR:- MAIN BEDROOM 1 WITH EN SUITE SHOWER ROOM, BEDROOM 2.

Access via an external rear staircase, shared with one other property, up to the rear landing and access to the Entrance Porch.

ENTRANCE PORCH: Approx. 5'7 x 3'8. Double glazed windows and external double glazed door, with a view over the rear garden area. Internal door into the Hallway.

HALLWAY: A spacious and welcoming Hallway, with wood flooring. Built-in storage cupboard. CH Radiator.

BATHROOM: Approx. 7'9 x 7'3. Comprising a three piece white bathroom suite with a shower over the bath and a fitted glass shower screen; wet wall panel finish at the shower area; vinyl floor covering; CH Radiator; opaque glazed window allows for natural light and ventilation.

DINING ROOM/BEDROOM 3: Approx. 12'8 x 11'10. This room is currently being used as a formal dining room, with ample space, and could be used as a second public room or third Bedroom if required; neutral decor; CH Radiator.

LOUNGE: Approx. 14'4 x 12'6. A bright and spacious Lounge, with two windows to the front of the property; high ceilings and ceiling cornicing; neutral decor; wooden flooring; CH Radiator.

DINING KITCHEN: Approx. 15'5 (at longest) x 11.7. A lovely spacious dining Kitchen, with ample space for a dining table and chairs; built-in storage cupboard which houses the Gas central heating boiler with louvre door; window overlooking the front of the property; large, walk-in larder cupboard with fitted shelving offering excellent storage for kitchen utensils / food storage; the Kitchen area is fitted with base and wall mounted units in an oak wood veneer complimented by a black colour work surface; space for white goods; Built-in Gas Hob and an Electric Oven below; overhead extractor fan above the Hob; ceiling pulley; CH Radiator.

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UPPER FLOOR: Staircase with a wooden balustrade leading to the upper/attic floor landing area and access to the Bedrooms; laminate flooring; built-in storage cupboard, ideal for linen, etc.









BEDROOM 1: Approx. 16'6 x 11'8. This is the spacious main Bedroom in the property and which has a roof window to the front of the property and a further large rear-facing roof window which offers spectacular views out over the rooftops and out towards the sea and beachfront, great views; fall-down ceilings; neutral decor and laminate flooring; ample space for bedroom furnishings; CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 6'3 x 6'. Comprising a two piece white bathroom suite; the wash-hand basin is set in a vanity unit with white high gloss drawers for storage; wet wall panel finish to the shower area; chrome wall mounted CH towel radiator; wood-effect flooring; roof window allows for natural light.

BEDROOM 2: Approx. 17'1 x 8'9. Another spacious Bedroom, with a large roof window offering fine sea and coastal views; neutral decor; laminate flooring; ample space for bedroom furnishings; fall-down ceilings; CH Radiator.

GARDENS: The south-facing rear garden area is laid out to a large communal lawned area for clothes drying purposes.

Outdoor Store which is exclusive to this property; communal Laundry Room. At the rear of the Outdoor Store there is an area which is exclusive to this property, fully fenced, set to lawn with established shrubs, borders of flowers and shrubs; a little "oasis" an ideal spot for outside seating, etc. The Summerhouse, Greenhouse and wooden Shed are all exclusive to the property and are included in the sale.

There is another area to the bottom of the stairs exclusive to this property, all well tended.

External staircase leading up the property, all well maintained, shared with the adjoining flatted property.





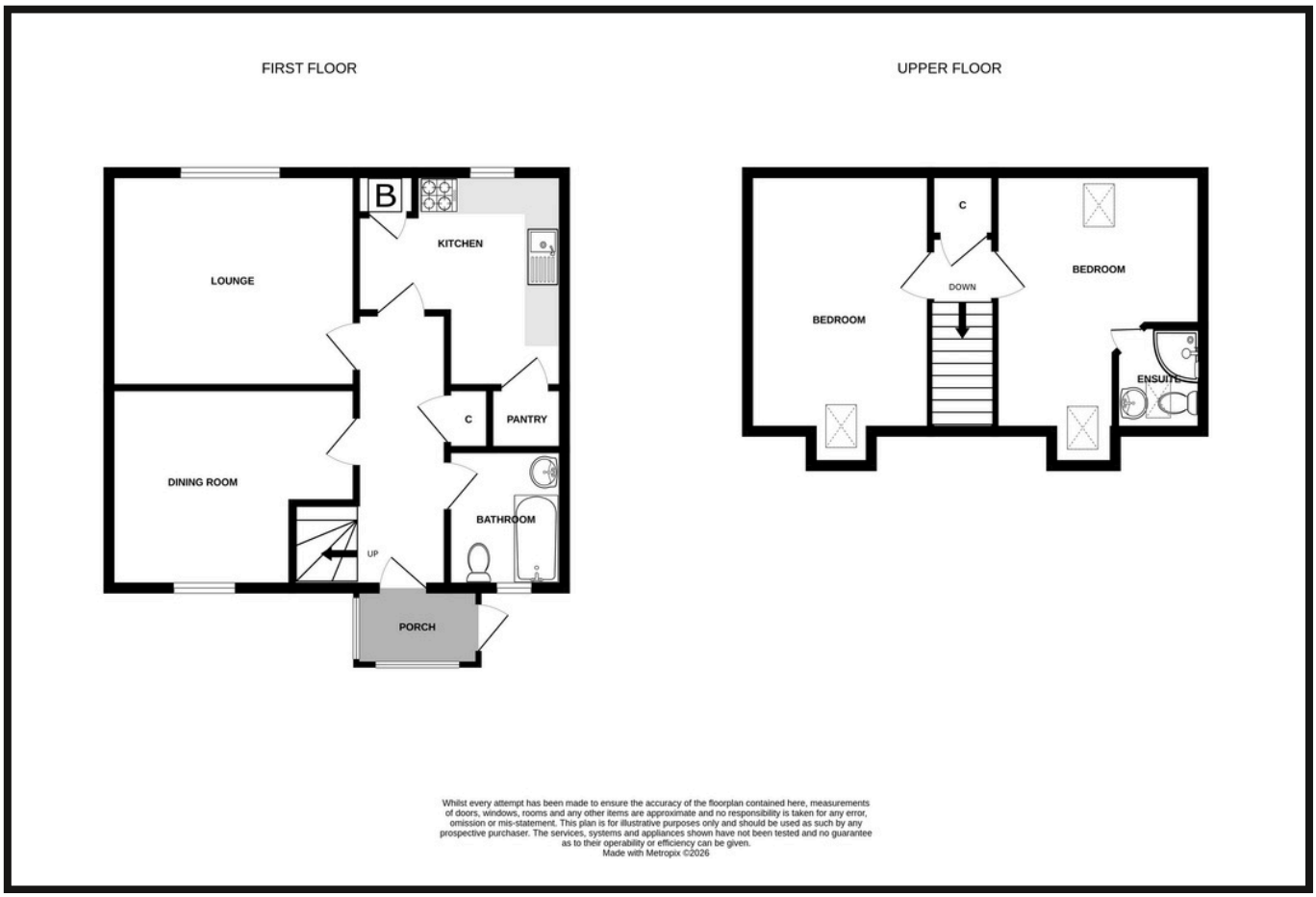


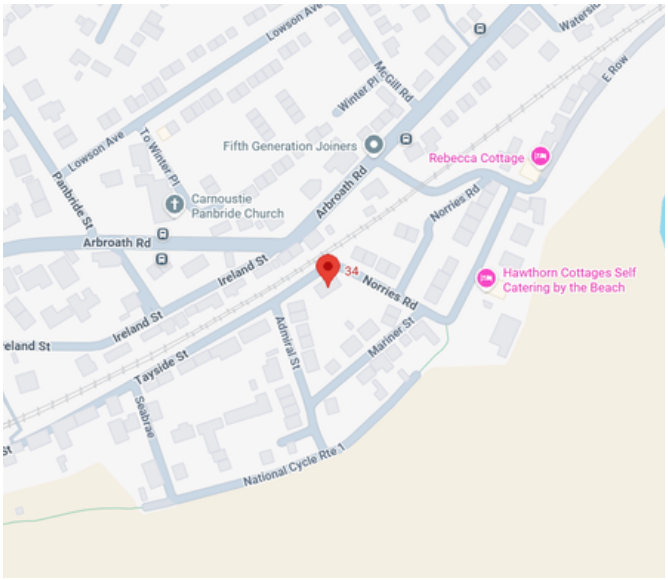






Property Professionals





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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