Connelly Yeoman



5 BURNSIDE GARDENS
CARNOUSTIE DD7 7DJ

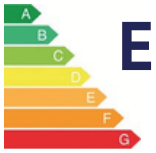
END TERRACED VILLA







- Deceptively spacious 2 Bedroom End Terraced Villa
- Ideally located in an a small cul-de-sac of similar properties
- Electric Heating, Double Glazing, good storage
- Enclosed and easily maintained rear garden, Residents' car parking area



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OFFERS OVER

£125,000

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Property **Description**

Deceptively spacious END TERRACED VILLA ideally located in a popular residential area of Carnoustie, convenient for local shops and within easy reach of central amenities and services. Carnoustie is served by a whole host amenities and services, including a good variety of local and national shops, cafes and restaurants, takeaway food outlets, a Library, Health Centre, Leisure Centre, and the ever popular seafront area offering lovely sea and coastal walkways, leisure pursuits, as well as the internationally famous Championship Golf Courses and Carnoustie Golf Hotel. The property offers well proportioned accommodation over two floors and benefits from Electric heating, Double glazing, good storage and fresh neutal decor. Externally, there is a rear garden, all enclosed and laid out in paved patio and stone-chips for easy maintenance. To the front is an area of residents' car parking. Overall, an ideal property which may be of interest to First Time Buyers or a good investment buy. Viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, KITCHEN, LOUNGE; UPPER FLOOR:- 2 DOUBLE BEDROOMS (both with fitted wardrobes), BATHROOM.

ENTRANCE HALLWAY: Front entrance door into the Hallway, which has been freshly decorated and has fitted carpeting; access from the Hallway into the Kitchen and Lounge; carpeted staircase leading to the upper floor accommodation; built-in understair storage cupboard, an ideal storage space for coats, shoes and household items (electric meters and fuse box located here).

KITCHEN: Approx. 8'3 x 8'10. The Kitchen is fitted with a range of base and wall mounted storage units, co-ordinated work surfaces and a stainless steel sink with mixer tap; space for a free-standing cooker and fridge/freezer; plumbing and space for automatic washing machine; space for tumble dryer; wood-effect flooring; rear-facing window overlooking the rear garden area.

LOUNGE: Approx. 15'9 x 11'11. A bright, well proportioned Lounge, which has sliding Patio doors leading out into the rear garden area; fresh neutral decor and fitted carpeting.

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UPPER FLOOR: Staircase leading to the upper floor landing area, with access to the Bedrooms and Bathroom; ceiling hatch access into the loft space, ideal for extra storage.

BEDROOM 1: Approx. 11'9 x 12'2 (at widest and longest points) A good-size double Bedroom, which has a rear-facing window; built-in double wardrobe with sliding mirror front doors; fresh neutral decor and fitted carpeting.









BEDROOM 2: Approx. 12'4 x 11'9 (at widest and longest points). Another double size Bedroom, which has a rear-facing window; built-in double wardrobe with double opening doors and a further additional shelved storage cupboard (housing the water tank); fresh decor and fitted carpeting.

BATHROOM: Approx. 7'3 x 7'10. Comprising a three piece white bathroom suite; Electric power shower over the bath; Parador-style lined ceiling with inset downlights; wall tiling to the suite areas; tiled-effect flooring; rear-facing opaque glazed window allows for natural light and ventilation.

GARDEN: Small ornamental front area with pathway leading to the front door. Residents' car parking areas.

To the side of the property there is sited a wooden Garden Shed for external storage.

Fence enclosed rear garden, with gate access, mostly laid to paved patio with space for outdoor furnishings and the remainder of the garden is laid to stone-chips for easy maintenance.

The property is located off Burnside Street.

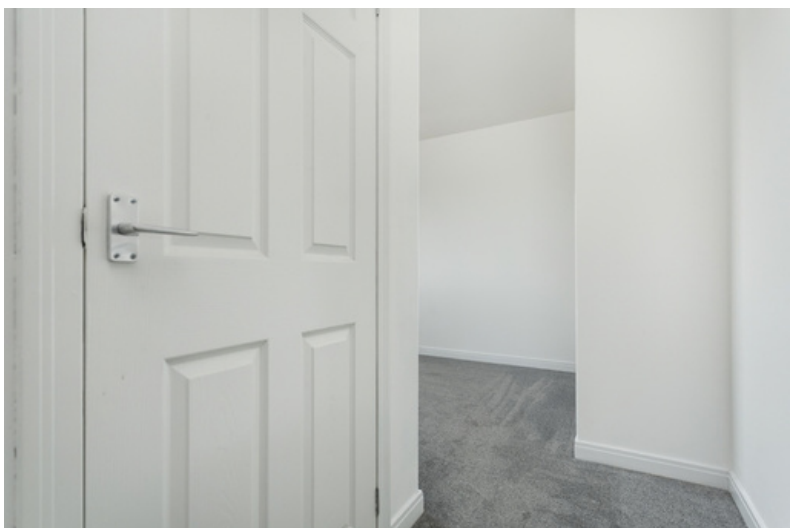




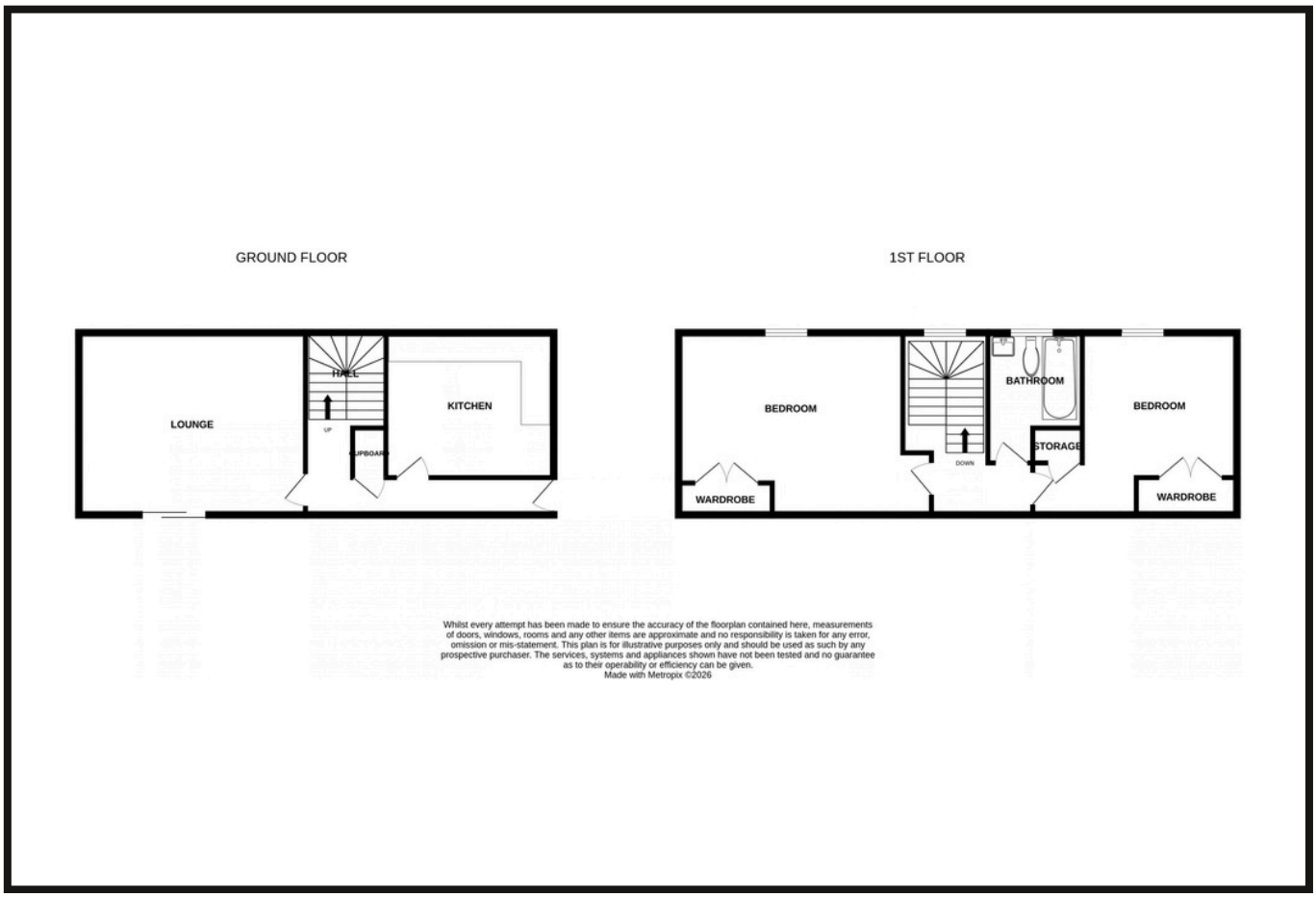


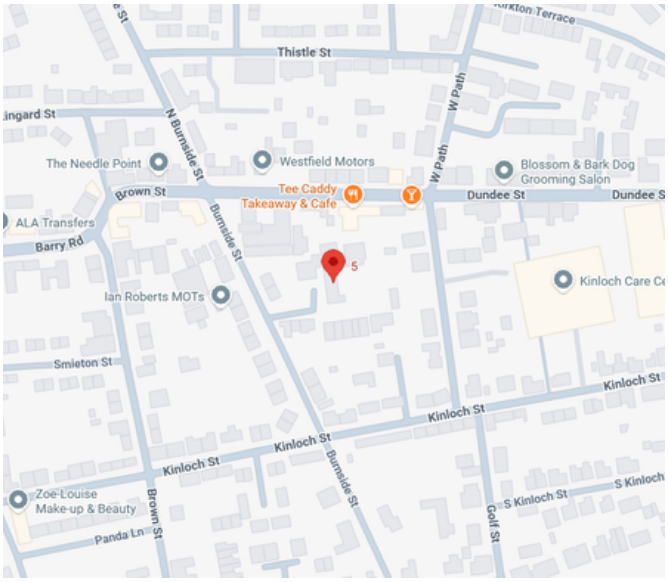






Property **Professionals**





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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