



MICHAEL A. BROWN

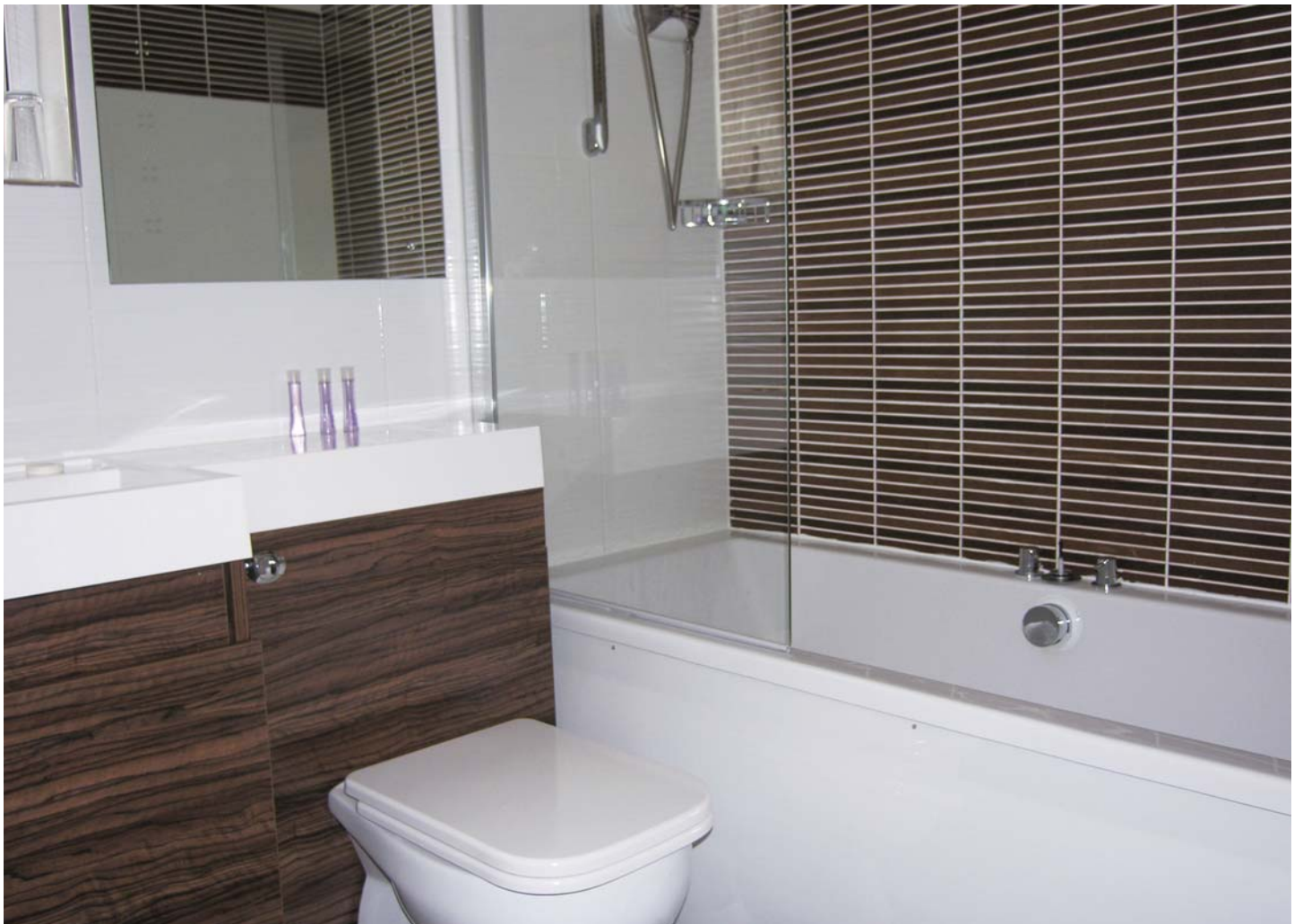
Solicitor & Estate Agent



- Quality New Build
- Semi Detached Villa
- Executive Fittings Throughout
- Monoblock Front Drive
- Enclosed Rear Garden
- Combi GCH; UPVC DG
- Hall; Toilet
- Lounge; Dining Room
- Superb Kitchen/Dinette
- Master Bedroom En-suite
- 2 Further Bedrooms
- Quality Fitted Bathroom

9C TAYMOUTH STREET, CARNOUSTIE, ANGUS, DD7 7HS

FIXED PRICE £160,000



This spacious and high quality new build SEMI DETACHED VILLA has been finished and fitted with to an exceptionally high standard with superior kitchen, bathroom and toilet fittings. The house also benefits from quality light oak doors, stone tiled floors downstairs, combi gas central heating with thermostatic controlled radiators and UPVC double glazed windows and lounge patio doors.

The house is situated close to the Links and Carnoustie's Championship Golf Course and a few minutes walk from the town centre. Dundee city centre is just 12 miles away by car, bus or train.

GROUND FLOOR

ENTRANCE HALL

UPVC side entrance door with centre glazed panel. Stone tiled floor. Quality oak doors. Stair to upper floor. Drayton wall thermostat. Radiator.

TOILET 7'3" x 3'9" approx.

With superior quality fittings. Fully wall and floor tiled. Contemporary white vanity unit with inset wash-hand basin and chrome mixer tap. 2 mirror wall cabinets. White toilet. Opaque double glazed window. Sensor light. Extractor fan. Chrome tiled radiator.

LOUNGE/DINING ROOM 18'8" x 11'4" approx.

A spacious lounge with dining area suitable for table and chairs. Large double glazed patio doors lead out on to the enclosed rear garden. Side window. Vertical blinds. Stone tiled floor. Large walk-in cupboard with light and housing electrics consumer unit. TV and telephone points. 2 radiators.

KITCHEN 14'4" x 7' approx.

Fully fitted with superior quality white gloss contemporary wall and base units and one piece speedstone worktop. Soft close drawers and pullout corner storage unit. Décor mood plinth lighting. Glass splash-back tiling. Separate breakfast bar with matching speedstone top. Integral Smeg stainless steel oven/grill and microwave oven. Integral electric induction hob and stainless steel and glass canopy overhead extractor with down-lights. Integral dishwasher. Automatic washing machine. Fridge and freezer. Integrated double ceramic sinks with chrome spray mixer tap. Ferroli combi gas boiler in wall unit. Recessed halogen ceiling downlights. Tiled floor. Double glazed window overlooks the front of the property. Roller blind. Extractor fan. Radiator.

UPPER FLOOR

HALL

A quality pine and chrome balustrade handrail leads to the upper floor. Hatch to attic suitable for storage. Radiator.

MASTER BEDROOM 12'9" x 9' approx.

Built-in double wardrobe with mirrored sliding doors. Double glazed window overlooks the front of the property. Blackout roller blind. TV aerial point. Radiator.

EN-SUITE

A quality contemporary white gloss vanity unit with wash-hand basin and pillar tap. White toilet. Large fully tiled and glazed door shower compartment with rain forest power shower. Full wall and floor tiling. Mirrored wall bathroom cabinet. Infrared LED wall mirror. Halogen ceiling downlights. Opaque double glazed window. Extractor fan. Chrome towel radiator.

BEDROOM 2 9'3" x 8'4" approx.

Double glazed window overlooks the rear garden. Blackout roller blind. Radiator.

BEDROOM 3 8'5" x 7'3" approx.

Built-in double wardrobes with mirrored sliding doors. Double glazed window overlooks the rear garden. Blackout roller blind. Telephone point. Radiator.

BATHROOM 7' x 5'5" approx.

Superior fitted family bathroom. Fully wall and floor tiled. Walnut vanity unit with white worktop and soft close doors. Integral sink with waterfall pillar tap. Infrared LED wall mirror. 12 jet Jacuzzi bath with Mira Play Chrome shower and shower screen over the bath. Prism ceiling lights. Opaque double glazed window. Chrome extractor fan. Chrome towel radiator.

GARDENS

Monoblock front driveway for parking for 2 cars. Outside water tap. Paved side path leads to the entrance door. Canopy with outside light. The rear garden is enclosed by walls and laid out with large lawn and paved patio area. Outside light. Patio doors to lounge/dining room.

EXTRAS

Included are all floor coverings, carpets, blinds, light fittings and integral kitchen appliances.

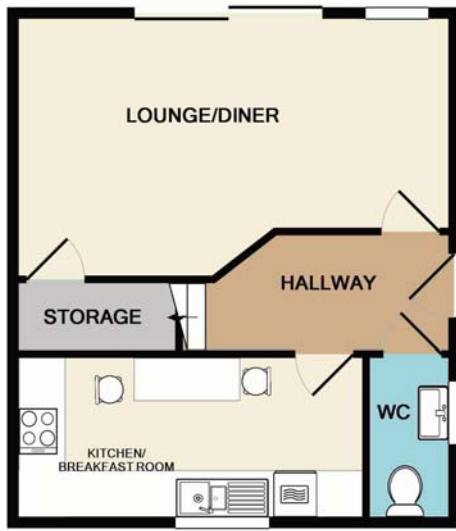
ENTRY

Early entry available.

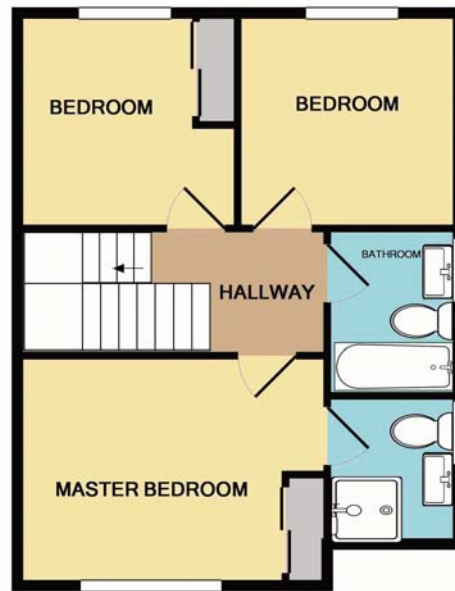
VIEWING

Contact Michael A Brown, Solicitor on 01382 204242 or email: law@michaelabrown.co.uk.

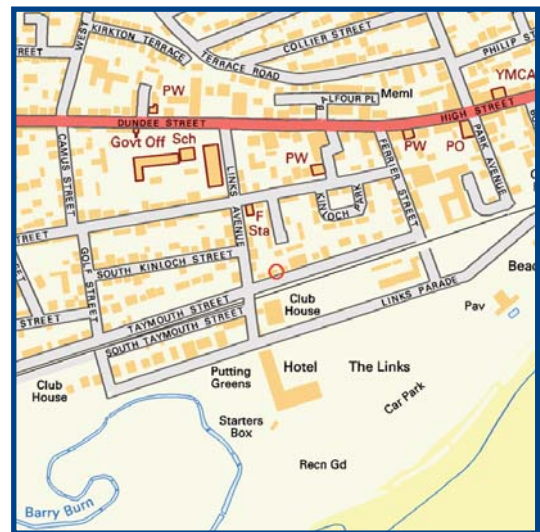




GROUND FLOOR



1ST FLOOR



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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