



95 Carlogie Road

| Carnoustie | DD7 6EX

Thorntons 
Let's get a move on!

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Offers Over £240,000



Spacious detached bungalow situated in a prime location within Carnoustie, convenient for the High Street with its wide range of shopping amenities, recreational facilities and public transport.

The property, which benefits from double glazing and gas central heating, comprises entrance vestibule with glazed door leading to hall. L-shaped hall with 3 storage cupboards and hatch giving access to attic space via fixed ladder.



Bright attractive lounge located to the front of the property with window overlooking garden, feature fireplace incorporating flame effect fire, front and side windows and ample space for occasional furniture. Kitchen fitted with wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, oven, grill, 5 ring gas hob and extractor, plumbing for dishwasher, storage cupboard, serving hatch to dining room and door leading to rear porch. Rear porch with storage cupboard, windows and door leading to garden. Utility room with sink unit and drainer, plumbing for washing machine, space for tumble dryer and side facing window. Dining room, which could be utilised as third bedroom, benefits from both front and side facing windows and feature fireplace incorporating flame effect fire. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and bath, separate shower cubicle, wall mounted vanity mirror and storage cupboard. Two bedrooms located to the rear of the property, one benefitting from 4 double fitted wardrobes and matching storage unit. Cloaks WC fitted with two piece coloured suite comprising WC and wash hand basin.

Externally there is a driveway leading to a double garage, easily maintained gardens to the front and rear, which are mainly laid to lawn and incorporated a variety of plants and shrubs. Viewing is highly recommended. EPC: D



- Spacious Detached Bungalow in Prime Location
- Entrance Vestibule
- Hall, Lounge
- Kitchen, Rear Porch
- Utility Room
- Dining Room/Bedroom 3
- Two Double Bedrooms
- Family Bathroom, Cloaks WC
- Double Glazing & Gas Central Heating
- Driveway, Double Garage



Entrance Vestibule	6'7 x 3'2 2.01m x 0.97m
Lounge	19'6 x 17'1 (At Widest Point) 5.94m x 5.21m (At Widest Point)
Kitchen	13'5 x 11'6 4.09m x 3.51m
Rear Porch	6'11 x 6'3 2.11m x 1.91m
Utility Room	10'7 x 4'10 3.23m x 1.47m
Dining Room/Bedroom 3	17'10 x 12'5 5.44m x 3.78m
Bedroom	14'4 x 10'2 4.37m x 3.10m
Bedroom	11'1 x 9'8 3.38m x 2.95m
Family Bathroom	10'8 x 7'10



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