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3 Manor Gardens

| Carnoustie | DD7 6HY



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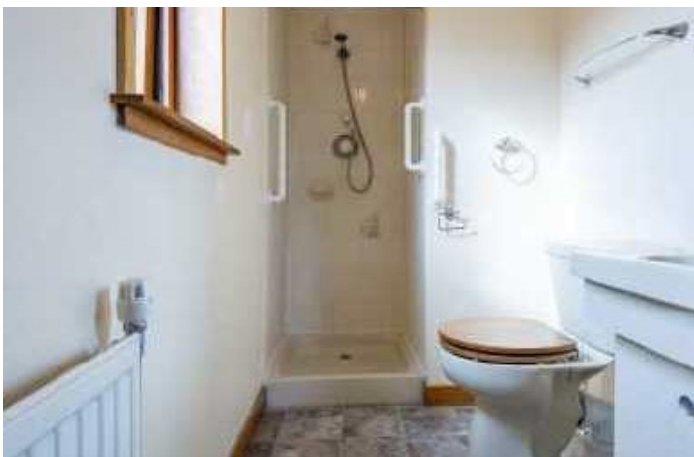
Offers Over £210,000

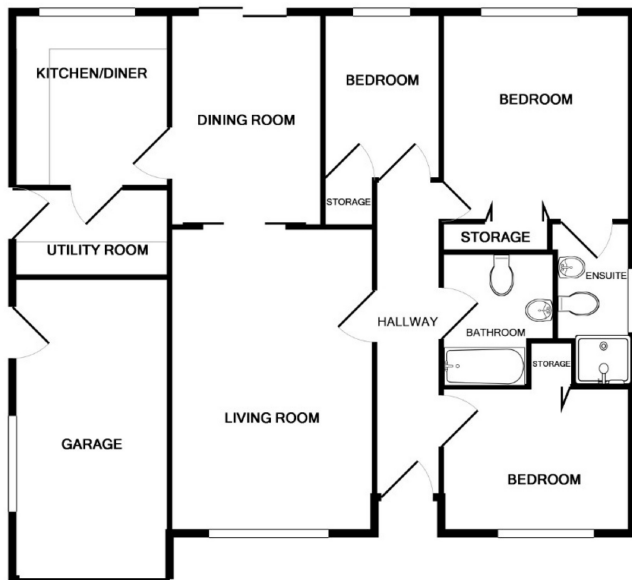
Spacious detached bungalow situated within a cul-de-sac setting close to public transport, educational amenities and recreational facilities. The property which benefits from double glazing and gas central heating comprises: Entrance hall leading to a bright spacious lounge with feature fireplace incorporating electric fire and sliding doors giving access to dining room. Well presented dining room located to the rear of the property with patio doors leading to garden and access to kitchen. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating oven, hob, extractor, space for fridge freezer, access to utility room which has plumbing for automatic washing machine and door leading to garden. Master bedroom benefits from double fitted wardrobe and an en-suite which is in need of upgrading. Two further bedrooms one located to the front and one to the rear both benefit from fitted wardrobes. Family bathroom which is in need of upgrading comprises WC, wash hand basin and bath. Externally there is a driveway leading to a single integral garage. There are garden grounds to the front of the property and to the rear. The enclosed area has been laid with easy maintenance in mind and includes a timber shed.



- Spacious Detached Bungalow
- Entrance Hall
- Lounge, Dining Room
- Kitchen, Utility Room
- Master Bedroom with E/S

- 2 Additional Bedrooms
- Family Bathroom
- Integral Garage, Drive, EPC D
- Gardens,
- Cul-De-Sac Setting





Lounge	18'6 x 12'4	5.64m x 3.76m
Dining Room	11'11 x 9'3	3.63m x 2.82m
Kitchen	10'7 x 9'7	3.23m x 2.92m
Utility Room	7'3 x 5'6	2.21m x 1.68m
Master Bedroom	11'7 x 11'5	3.53m x 3.48m
En-Suite	5'3 x 4'7	1.60m x 1.40m
Bedroom	11'7 x 9'	3.53m x 2.74m
Bedroom	10'2 x 7'	3.10m x 2.13m
Bathroom	7'9 x 6'8	2.36m x 2.03m

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