



19 Nicoll Place
| Carnoustie | DD7 6GS

Thorntons 
The right way to move





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Description

Immaculately presented Extended Detached Villa enjoying an enviable position, at the end of a quiet residential cul-de-sac. Carnoustie offers a wide range of shopping facilities, popular restaurants, golf courses and local train station.





Description

The property offers a unique and highly desirable layout which has been upgraded to a high standard providing spacious living accommodation over two levels and benefitting from double glazing and gas central heating. Comprising Entrance Hallway with stairs leading to upper floor, storage cupboard, laminate flooring. Bright attractive Lounge with a feature natural stone fireplace and gas inset, front facing bay window, laminate flooring. Dining Room/Bedroom 5 located to the rear of the property with doors leading to garden, laminate flooring. Impressive designer Kitchen fitted with high quality integrated appliances, contrasting work surfaces, space for dining table. Open plan to a most impressive Family Room with two front facing windows. Well appointed Utility Room with plumbing for additional appliances, fitted with both wall mounted and base units, door leading to garden. Cloaks/WC fitted with two piece suite, window. Ascending to the first floor and there are four good sized double bedrooms, three of which fitted with in-built wardrobes. The master and second bedroom both enjoy access to modern en-suite shower rooms. The home is completed by a well presented family bathroom fitted with an additional shower over the whirlpool bath. There is also a partially floored attic with great storage.

Externally the property is set within sizeable, fully enclosed landscaped grounds. The rear gardens enjoy a large patio area with central turfed area. A large timber storage shed will also be included in the sale. To the front there is off street parking for three vehicles on the broad driveway.

Early viewing is highly recommended to fully appreciate the location, quality, size and unique style of this family home. EPC C

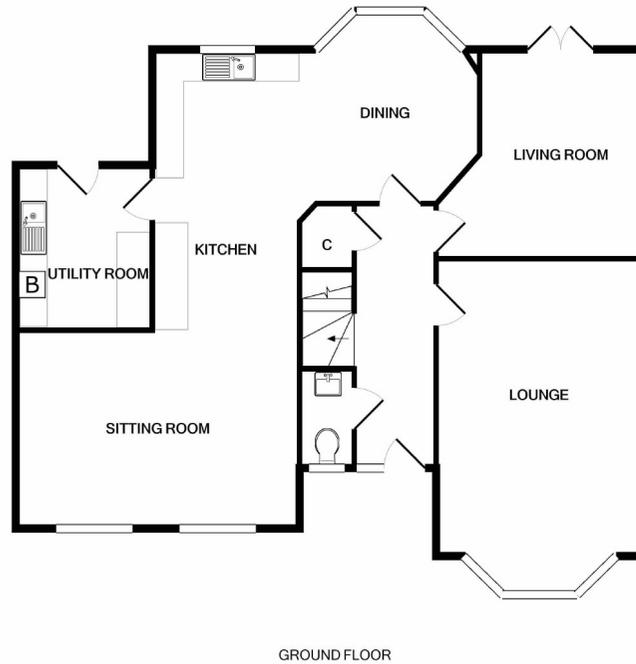








Lounge	20'0 x 12'5	6.10m x 3.78m
Dining Kitchen	19'9 x 12'5	6.02m x 3.78m
Family/Sitting Room	17'1 x 13'9	5.21m x 4.19m
Utility Room	9'3 x 8'0	2.82m x 2.44m
Dining Room/ Bedroom 5	12'5 x 11'11	3.78m x 3.63m
Master Bedroom	14'5 x 13'2	4.39m x 4.01m
En Suite	8'8 x 7'2	2.64m x 2.18m
Bedroom	13'3 x 9'1	4.04m x 2.77m
En Suite	6'9 x 6'9	2.06m x 2.06m
Bedroom	11'9 x 8'10	3.58m x 2.69m
Bedroom	9'0 x 8'10	2.74m x 2.69m
Family Bathroom	7'9 x 5'6	2.36m x 1.68m
Cloaks/WC	5'11 x 2'8	1.80m x 0.81m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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