



40 Ireland Street
| Carnoustie | DD7 6AW

Thorntons 
The right way to move





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Description

Attractive south facing elevated Bungalow offering open sea views, which is situated within a popular residential area. convenient for schools, public transport and recreational amenities. Carnoustie offers a wide range of shopping facilities, popular restaurants, golf courses and local train station.





Description

The property which would benefit from some upgrading has both gas central heating and double glazing. Accommodation comprises Entrance Vestibule with glazed door to hall. Spacious Hall with most accommodation leading off, rear facing window, hatch giving access to attic space, shelved storage cupboard. Bright attractive south facing Lounge with two windows providing sea views, feature fireplace incorporating electric flame effect fire, parquet flooring surround, ample space for occasional furniture. Kitchen fitted with both wall mounted and base units, side facing window, space for cooker, plumbing for dishwasher, access to utility room. Well appointed Utility Room with fitted base units, plumbing for washing machine, side facing window, cupboard, door to rear garden. Dining Room with glazed door leading to garden, ample space for dining suite, serving hatch to kitchen, door leading to family room. Family Room/Home Office/Occasional Third Bedroom with side facing window. Master Bedroom with south facing window, fitted wardrobe, walk in cupboard, access to en suite. En Suite fitted with wc, wash hand basin, bidet, bath with shower over, window. Bedroom two is south facing with sea views, fitted wardrobe. Family Bathroom fitted with three piece suite, shower over bath, window.

Externally there is a double garage with additional off street parking for two cars. There are mature well stocked gardens to the front, side and rear incorporating a wide variety of trees, plants, shrubs and lawn. The rear garden has an old vegetable patch containing asparagus, raspberry and strawberry plants and the south facing wall at the rear of the garden has cordon apple and pear trees.

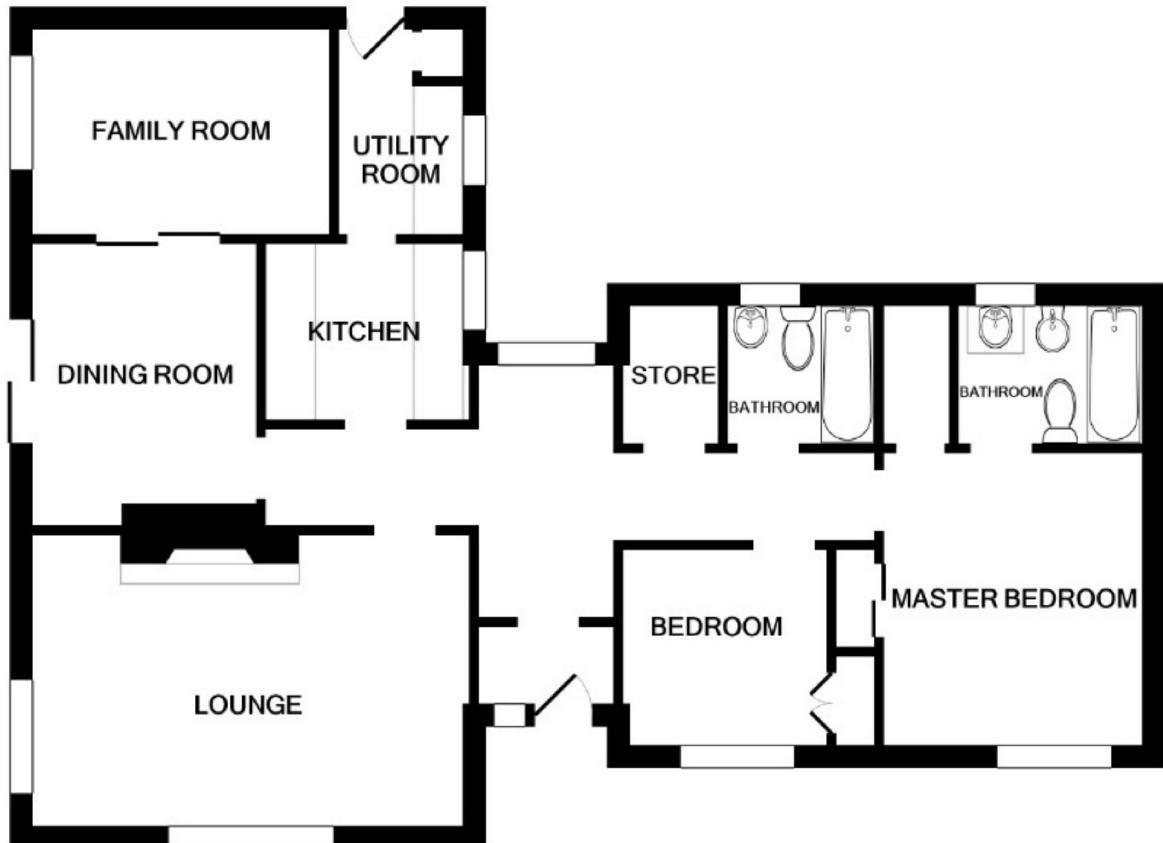
Viewing is highly recommended. EPC - D.







Entrance Vestibule	7'10 x 3'10	2.39m x 1.17m
Lounge	19'11 x 14'2	6.07m x 4.32m
Kitchen	10'7 x 8'7	3.23m x 2.62m
Utility Room	10'4 x 5'7	3.15m x 1.70m
Dining Room	14'11 x 11'0	4.55m x 3.35m
Family Room/Bedroom 3	14'0 x 11'4	4.27m x 3.45m
Master Bedroom	13'11 x 11'11	4.24m x 3.63m
En Suite	9'0 x 5'0	2.74m x 1.52m
Bedroom	10'8 x 10'0	3.25m x 3.05m
Family Bathroom	7'11 x 5'6	2.41m x 1.68m



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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