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19 Henry Cotton Place, Carnoustie, DD7 7GZ

Offers Over £204,950

Semi-Detached Villa

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Semi-Detached Villa

19 Henry Cotton Place, Carnoustie, DD7 7GZ

Situated within a highly popular residential area of Carnoustie, we are delighted to offer for sale this immaculately presented 3 bedroomed family home within a quiet cul-de-sac of similar styled properties.

This ready to move in property offers spacious, bright accommodation over two levels. Accommodation in full comprises of: an entrance hallway, bright lounge, large open plan kitchen dining room with French doors to the rear garden and completing the ground level is a spacious w.c cloakroom. Carpeted staircase leads to a galleried top landing giving access to 3 double bedrooms and a luxury, modern family bathroom.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and schools. This property is finished off to an extremely high standard therefore will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating, double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

A bright and welcoming entrance hall accessed through a partially glazed security door, laminate flooring with carpeted staircase leading to the upper landing allowing access to 3 double bedrooms, family bathroom, storage cupboard and loft hatch.

Lounge:

4.1m x 4m

This spacious and bright family living space provides a comfortable atmosphere in which to relax with large window overlooking the front of the property, storage cupboard, carpeted, radiator.

Kitchen/Dining:

5.2m x 2.9m

The modern kitchen dining room is flooded with natural light from its large window and French doors that overlook the attractive rear garden. The French doors open out onto a patio area to create the ideal spot for dining and relaxation through the warmer months. Ample storage space is provided by a good range of modern wood effect wall and base units with complimentary worktop and upstand. Appliances within the kitchen include an integrated double oven/grill with 4 gas burner hob and over head extractor, stainless steel sink with pillar tap, space for tall fridge/freezer and washing machine. Downlights, under unit lighting, laminate flooring, radiator.

W.C:

Accessed directly from the hallway this extremely spacious cloakroom consists of a w.c and wash hand basin with splashback, 3 small opaque windows bring natural light into the room, vinyl flooring, radiator.

Upper Floor:

Bedroom 1:

3m x 3.3m

A generously sized double bedroom with window overlooking the rear garden and built-in mirrored wardrobe, carpeted, radiator

Bedroom 2:

3m x 2.9m

A well-proportioned bright and airy room with built in mirrored wardrobe, double glazed window overlooks the front of the property, carpeted, radiator.

Bedroom 3:

2.8m x 3.5m

A spacious room with double glazed window overlooking the front of the property, ideal youngsters bedroom, carpeted, radiator.

Bathroom:

2.1m x 2.1m

The modern, luxury family bathroom comprises of a full size bath with electric shower within, w.c and wash-hand basin within a wood effect vanity unit with tiled splashback provides excellent additional storage space, fully tiled around the bath, heated chrome towel rail, vinyl flooring.

Garden:

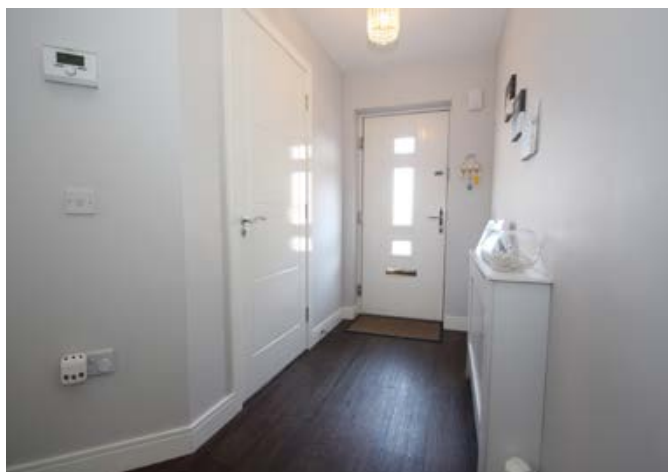
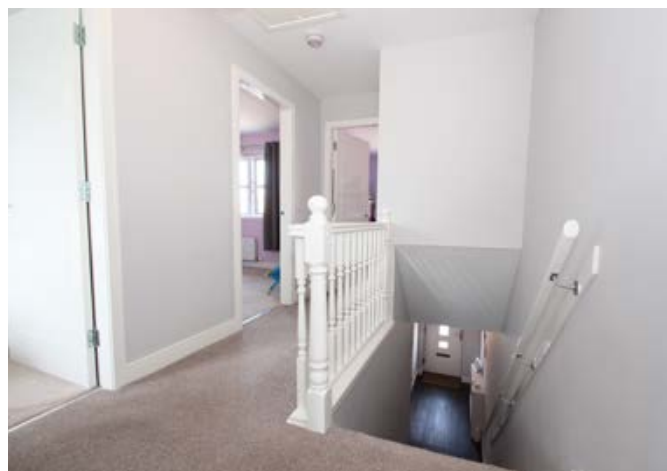
Attractive garden and hard landscaped areas to the front and back of the home. The front of the property is laid with a monobloc driveway with path leading to the front and side of the property. The rear garden is laid mainly with lawn with large patio area providing an excellent space in which to relax in the summer months. Borders of mature trees and shrubs out with the property provide a tranquil and colourful backdrop to the home.

Directions:

Driving east along the main Dundee – Carnoustie coastal road (Barry Rd, A930) heading into Carnoustie, continue straight through the first two roundabouts continuing on Barry Rd. After the second roundabout take your first right onto James Street and continue for approximately 0.2 miles before turning left onto Taymouth terrace. Turn right onto Anderson street then right again into Henry Cotton Place. Follow the road round and Number 19 is located in the corner on the left hand side and one of our bright for sale boards is positioned in the front garden to assist with your locating.



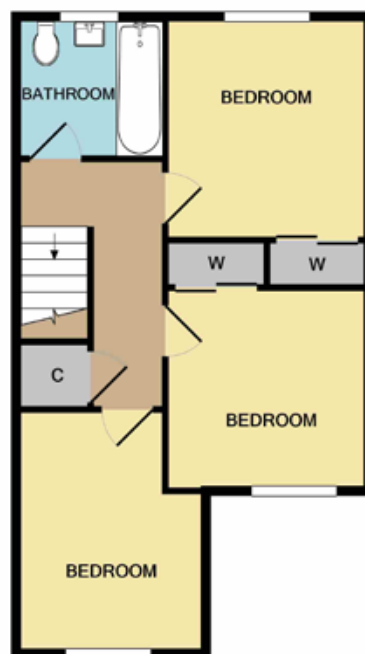






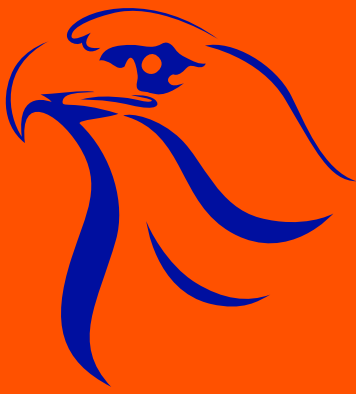


GROUND FLOOR



1ST FLOOR

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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Home Report:

Please visit our own website at HYPERLINK "<http://www.legaleageles.tv>" www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

D (Angus Council 25th August 2021).

EPC Band:

B

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: HYPERLINK "<mailto:viewingstobook@gmail.com>" viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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