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**3 Bruce Drive, Carnoustie, DD7 7DE**

**Offers Over £195,000**

**Detached Bungalow**

**DD5** ESTATE AGENTS

# Detached Bungalow

## 3 Bruce Drive, Carnoustie, DD7 7DE

Situated within the popular coastal town of Carnoustie, we are delighted to offer for sale this immaculately presented detached family home within a quiet street of similar styled properties.

This ready to move in property offers spacious, bright accommodation over one level. Accommodation in full comprises of: an entrance hallway, bright lounge, conservatory with double doors leading out into the well maintained garden area. Large kitchen/dining with ample storage space overlooking the rear garden. External door from the kitchen/diner leads out onto a large raised decking area making it the ideal spot for outdoor dining in the warmer months. Two double bedroom with built in wardrobes, one with feature fireplace and a family bathroom.

This highly sought after area is close to all amenities and has close access to bus routes, shops and schools. This property is finished off to a high standard and benefits from ample storage throughout, double glazing and gas central heating.

### Entrance Hall:

A bright and welcoming entrance hall accessed through a modern composite door with decorative glass panel, laminate flooring, access to attic space, storage cupboards, radiator.

### Lounge:

**2.86m x 3.57m**

This spacious and bright family living space provides a comfortable atmosphere in which to relax. French doors open fully up into the sunroom creating a great open plan, modern living space. laminated flooring, radiator, storage cupboard.

### Conservatory:

**3.18 x 4.19m**

Giving panoramic views of the garden the conservatory is a great addition to this home giving a bright area in which to relax or dine. French door leading out onto the patio area makes this an ideal spot for relaxing through the warmer months.

### Kitchen/Dining:

**3.79m x 3.60m**

The bright kitchen dining room is flooded by natural light from its large window and glass panelled door overlooking the rear garden. Ample storage space is provided by a mix of wooden wall and base units with contrasting worktops as well as a large storage cupboard. All appliances are included within the sale including a leisure range cooker (no guarantees given)

External door leads out to a fully decked rear garden making this the ideal spot for outdoor dining and entertaining in the warmer months. Kitchen also benefits from under unit lighting, modern tiled splash back and tiled flooring.

### Family Bathroom:

**1.79m x 2.55m:**

This spacious family bathroom consists of a w.c, wash hand basin, bath and shower cubicle with mains operative shower within. Fully tiled, parador ceiling with downlights, radiator.

### Bedroom 1:

**3.86m x 3.83m:**

A well-proportioned, versatile room overlooking the front garden of the home with large built in sliding wardrobes, feature gas fireplace, laminated flooring, radiator.

### Bedroom 2:

**2.76m x 2.97m:**

Another generously sized double bedroom with window overlooking the front, large built in contemporary wardrobes with sliding doors, laminate flooring, radiator.

### Garden:

Attractive, easily maintained garden areas to the front and back of the home. The front of the property and driveway is laid with light stone chips and gives access to the front and back of the home. The rear garden, which benefits from a large raised decking as well as a patio area provides excellent space for entertaining and relaxation during the warmer months. Lawn area with border of mature shrubs provides a tranquil backdrop to the garden.

### Garage:

Single detached garage is accessed by an up and over door from the main entrance driveway. Ideal additional storage space or car storage facility.



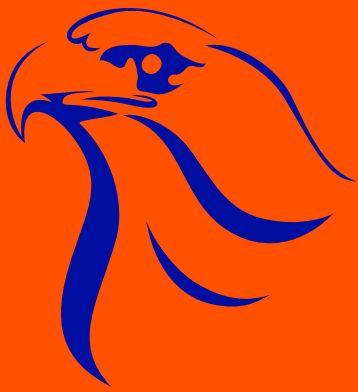








Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID858289)



# Alan E Masterton

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### Directions:

Driving east along the main Dundee – Carnoustie coastal road (Barry Rd, A930) heading into Carnoustie, continue straight through the first three roundabouts continuing on Barry Rd for approx. 0.5 miles before turning left onto North Burnside street, turn right at the junction onto Bruce Drive and number 3 is on your right hand side with one of our bright for sale boards positioned in the front garden to assist with your locating.

### Home Report

Please log on to [www.legaleagles.tv](http://www.legaleagles.tv) then select this property, select the "Home Report" button and the home report will display within 5 seconds.

### Council Tax

D (Angus Council 9th May 2022).

### EPC Rating:

C

### 7 day Viewing Call Centre:

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: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

**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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