



19 Anderson Court

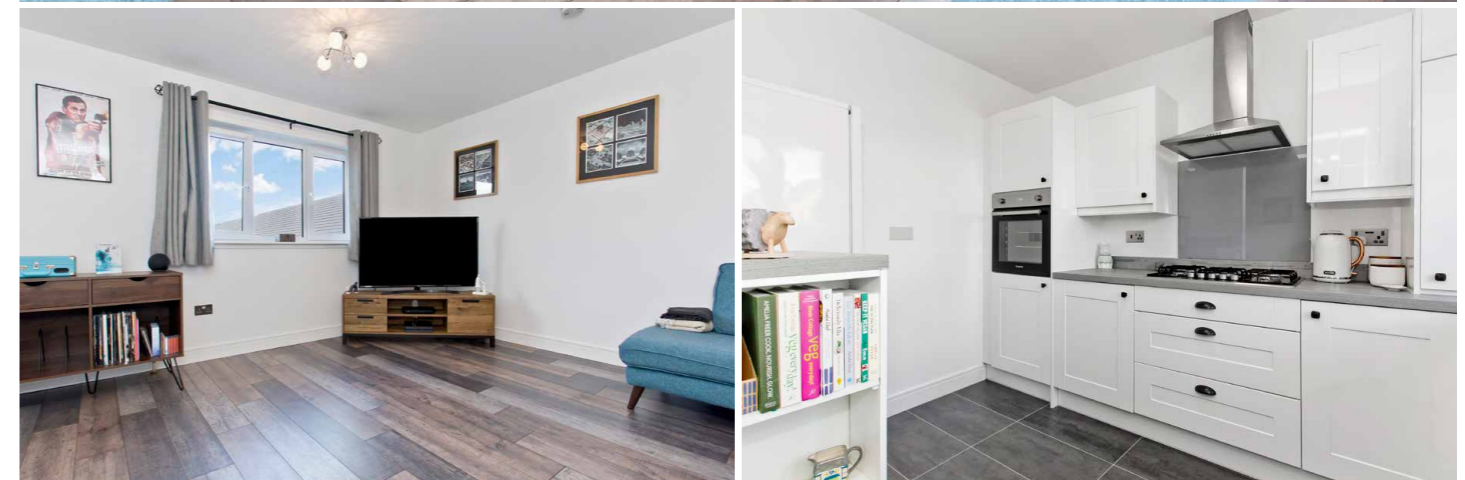
Carnoustie, DD7 7GX



19 Anderson Court Carnoustie, DD7 7GX

We are delighted to offer for sale this immaculately presented apartment situated adjacent to the world famous, Carnoustie championship golf course.

This property offers easy access to all that Carnoustie has to offer including local shops, restaurants and other attractions. The property also offers easy access to the local beach walks, and Dundee is approximately 15 minutes' drive away. Key features of note include gas central heating, double glazing, a secure entry system and resident's parking. On entering the property from the well-kept communal close the hallway gives access to all accommodation. There is a spacious lounge which lies open plan to a fabulous, modern fitted dining kitchen with built in appliances. There are two spacious double bedrooms both of which have built in wardrobes. All rooms are serviced by a modern three piece shower room suite. To the front there is resident's parking. Viewing essential.

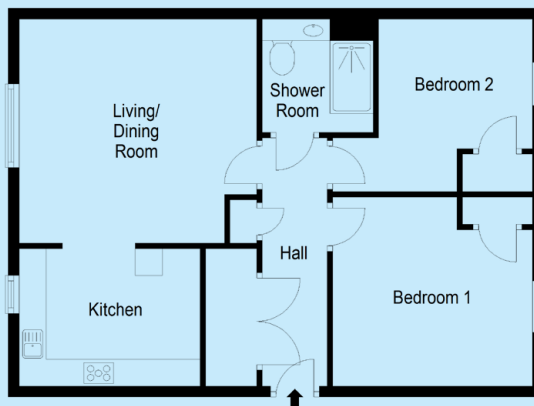


Note

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.



First Floor
Approx. 64.6 sq. metres (695.3 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 sq. feet)

Approximate Dimensions

| | | | |
|---------------------|-------------------------------|-------------|-------------------------------|
| Living/ Dining Room | 4.39m (14'5") x 4.13m (13'7") | Bedroom 1 | 3.72m (12'2") x 3.50m (11'6") |
| Kitchen | 3.28m (10'9") x 2.25m (7'5") | Bedroom 2 | 3.72m (12'2") x 3.17m (10'5") |
| Hall | 4.40m (14'5") x 1.00m (3'3") | Shower Room | 2.11m (6'11") x 2.04m (6'8") |

For more information or to register your interest please contact:

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Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

