



lindsays

**65 High Street,
Carnoustie, DD7 6AD**

"A bright spacious three bedroom first floor flat in move in condition"

- Hallway
- Lounge
- Newly Fitted Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Communal Parking Areas To Rear

EPC Rating D

**OFFERS OVER £120,000
£15,000 BELOW HR VALUE**



Description

Lindsays are delighted to bring to market this three bedroomed flat in move in condition situated in the popular town of Carnoustie. Close to all local amenities including Primary and Secondary Schools, shops and on a main bus route.

Benefits include double glazing and gas central heating. Included in the sale are all floor coverings and light fittings.

The accommodation all on the first floor comprises; Hallway, bright and spacious lounge with attractive original fireplace, cornicing and ceiling rose. Newly fitted kitchen with new electric hob, oven and extractor. Large master bedroom with views towards the sea, two further double bedrooms one with built in wardrobe and a family bathroom with shower over the bath. There is potential to use one of the bedrooms as a home office. Attic offers useful additional storage.

Externally there are communal areas to the rear. Parking is available close by and the beach is a few minutes' walk away.

This property will suit a variety of purchasers, early viewing is highly recommended.

Area

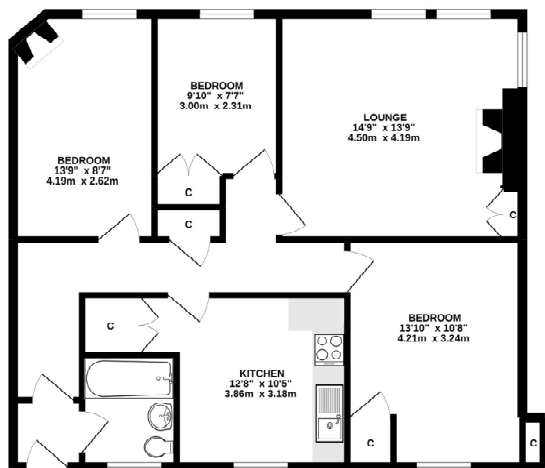
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hosteleries. Famous for its golf association the town is proud of its landmark Championship links course drawing many visitors and golfers to the area. The town caters for this with several hotels, guesthouses and bed and breakfast establishments and the impressive Carnoustie Golf Hotel. The town boasts 3 primary schools and a high school and allows easy commuting both north and south by road and railway.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST FLOOR



WEEDS AND OTHER PLANTS HAVE BEEN REMOVED FROM THE PROPERTY. THE PROPERTY IS OFFERED AS SEEN AND NO GUARANTEE IS MADE FOR ANY STATE OF REPAIR OR CONDITION. THE BUYER SHALL BE RESPONSIBLE FOR ANY REPAIRS OR IMPROVEMENTS REQUIRED. THE PROPERTY IS OFFERED AS SEEN AND NO GUARANTEE IS MADE FOR ANY STATE OF REPAIR OR CONDITION. THE BUYER SHALL BE RESPONSIBLE FOR ANY REPAIRS OR IMPROVEMENTS REQUIRED.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.