



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**32 CHURCH STREET**

Carnoustie, Angus, DD7 6DE





This spacious semi-detached house has a sought-after position in the coastal town of Carnoustie, set just a short stroll from the local train station, bus stops and the idyllic sandy beach. It is also within easy reach of amenities, schools, and the world-renowned golf facilities. The family home is finished to high standards, decorated in neutral hues throughout and with quality fixtures and fittings. It also benefits from a four-piece bathroom with a shower cubicle, an en-suite, and a WC. Furthermore, it has private parking and a southwest-facing rear garden designed for summer dining.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Bright and airy semi-detached house
- Situated in sought-after Carnoustie
- Modern interior design throughout
- Welcoming entrance vestibule
- Hall with built-in storage and a WC
- Large, light-filled living room
- Kitchen/dining room with garden access
- Two double bedrooms with wardrobes
- Single bedroom/office with wardrobes
- Modern en-suite shower room
- Quality four-piece family bathroom
- Easy-to-maintain front and rear gardens
- Car port and additional parking space
- Gas Central Heating
- EPC Rating – C
- Council Tax Band – D











“BRIGHT AND AIRY  
SEMI-DETACHED HOUSE  
SITUATED IN  
SOUGHT-AFTER CARNOUSTIE  
WITH MODERN INTERIOR  
DESIGN THROUGHOUT”



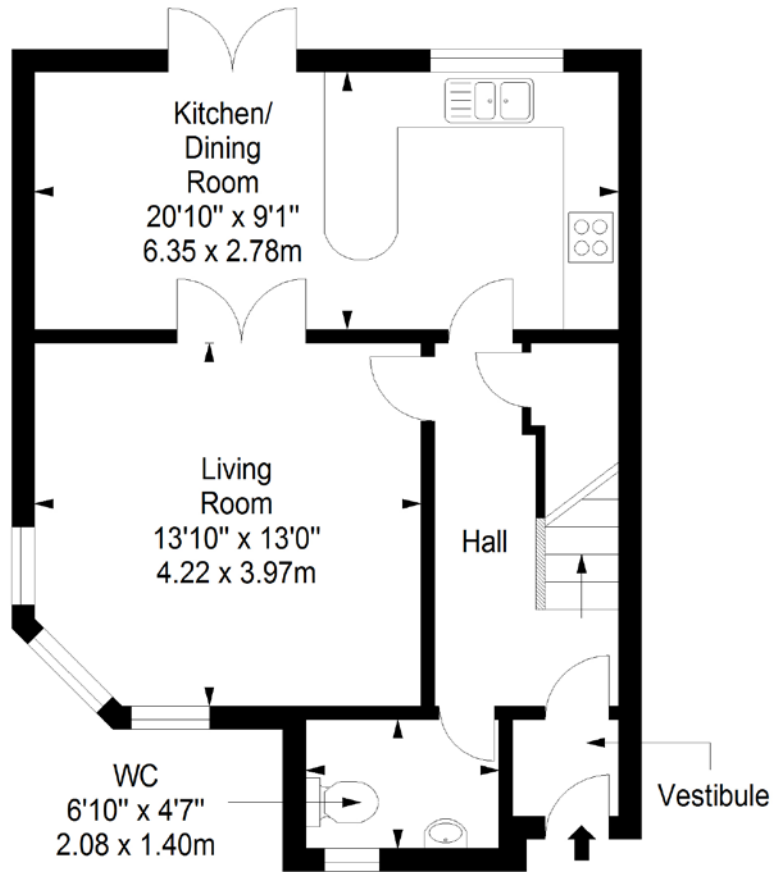




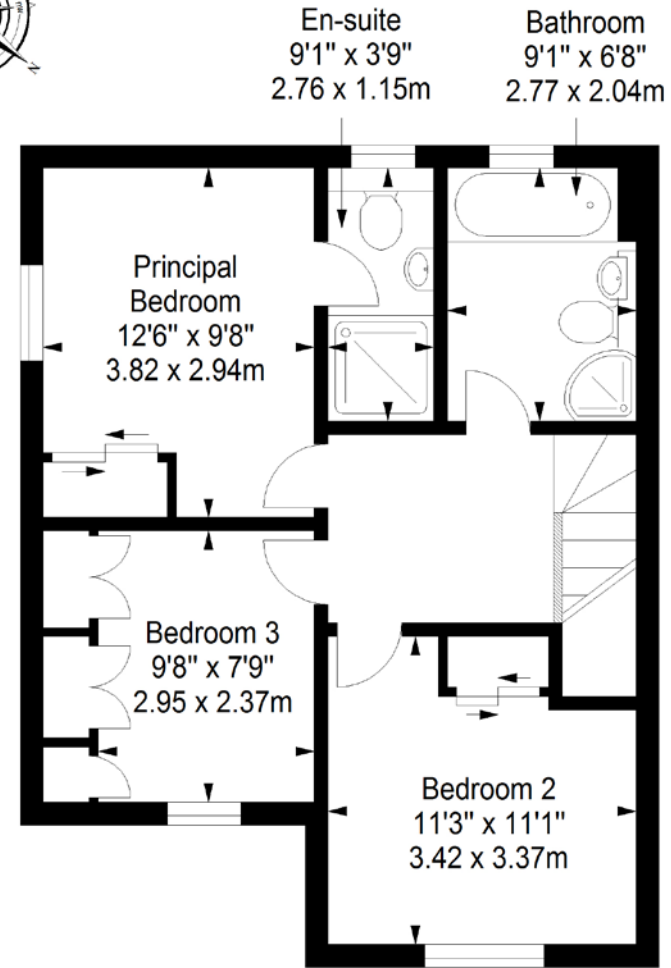


# FLOORPLAN

**Ground Floor**  
Approx. 48.1 sq. metres (517.7 sq. feet)



**First Floor**  
Approx. 49.7 sq. metres (535.0 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)



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GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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