



**12 Kinloch Street, Carnoustie, DD7 7EF**

**Offers Over £195,000**

**Home Report Value - £215,000**

Contact Solicitors for an  
appointment to view or telephone  
seller direct outwith office hours

**07846393723**

**Chamber Practice** 





- **Hallway**
- **Lounge**
- **Sun Lounge**
- **Dining Kitchen**
- **Family Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Double Garage**
- **Summer House**
- **South Facing Garden**
- **Quiet Location**
- **Ready to Live In**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to the market this immaculate one and a half storey semi-detached villa in the seaside and golfing town of Carnoustie, ideally situated for commuting to Broughty Ferry, Dundee and Arbroath with excellent transport links including regular bus and train services. The property is set back from the main road in a secluded location and is within walking distance of all amenities including local Co-op supermarket, convenience stores, restaurants, bars, take-aways, schools, golf, leisure centre and beach front.

The subjects are in excellent decorative order throughout and accommodation comprises: sun lounge with windows overlooking front garden; inner hallway with carpeted staircase leading to upper floor; bright and spacious lounge with French doors to kitchen and sun lounge; well-appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops incorporating breakfast bar, complementary splashbacks, integrated electric hob, oven and fridge freezer, window to side and Velux window allowing excellent natural light and part glazed external door leading to rear garden; partially tiled bathroom with white ceramics incorporating W.C., wash hand basin and Jacuzzi bath with shower mixer tap; upper landing with window to rear, cupboard housing boiler and connecting doors to two double bedrooms, both having built in wardrobe/storage facilities. Externally there is a small area of garden ground to the rear and enclosed south-facing front garden with paved areas, lawn, attractive plants and shrubs and Summer House with power points, lighting, water supply and fuse box. There is also a large driveway, providing off street parking for several vehicles, leading to a detached double garage/workshop which has power points, lighting, water supply, fuse box and floored loft space providing excellent storage facilities.

It is anticipated this particular property will appeal to a variety of purchasers and early viewing is highly recommended.

Carnoustie and golf are inextricably linked, with one of the three splendid courses which make up the town's famous links a regular on The Open rota.

Once a tourist town - and it still attracts visitors in their droves - these days it is popular with homebuyers seeking a handy base to commute to Dundee, 11 miles away, or Aberdeen to the north.

But with a high school rebuilt in 2008 and three feeder primaries - and a population around the 12,500 mark - Carnoustie has preserved its own identity. That is reinforced by a range of local clubs catering for pursuits as varied as yachting, rugby and football.

The town is on the bay developed around the mouth of the Barry Burn, along with the nearby hamlets of Grange of Barry and Panbride, and the old fishing village of East Haven. The sprawling beach was once a haunt of the Royal Family holidaying at Glamis and remains a wonderful local amenity.









1ST FLOOR



*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob, oven and fridge freezer.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.