

Offers Over £160,000





- Semi Detached Villa
- Kitchen
- En Suite WC
- Popular Location
- Shower Room
- Driveway
- Living Room
- 3 Bedrooms
- Garden



3



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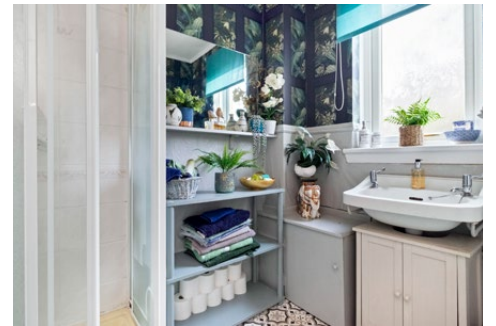


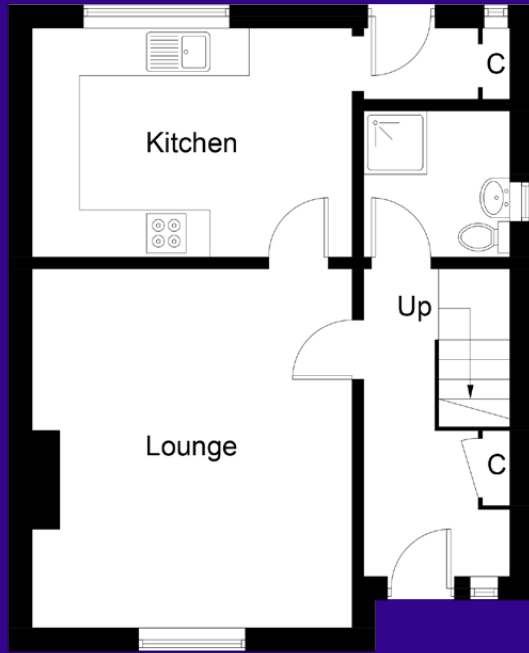
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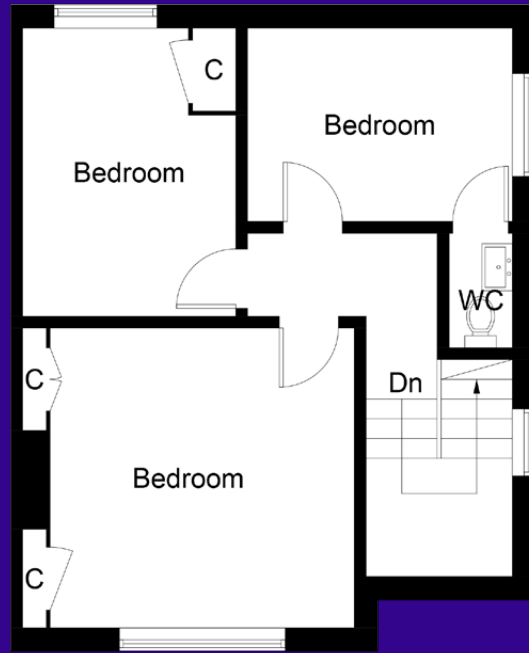
A well-proportioned semi-detached villa offering comfortable accommodation over two levels. The property lies within easy reach of Carnoustie town centre which offers a range of shops and services. There are good transport connections including the rail station and regular bus services while the nearby A92 dual carriageway connects the cities of the Dundee and Aberdeen. The Championship Golf Course attracts golf lovers while schooling at primary and secondary levels can be found within Carnoustie.







Ground Floor



First Floor

Accommodation (measurements are approx)

Living Room	3.67m x 4.46m	(12'0" x 14'8")
Kitchen	2.54m x 4.05m	(8'4" x 13'3")
Bedroom	3.35m x 3.46m	(11'0" x 11'4")
Bedroom	2.97m x 3.68m	(9'9" x 12'1")
Bedroom	2.56m x 3.13m	(8'5" x 10'3")
Shower Room	1.88m x 2.05m	(6'2" x 6'9")
En Suite WC	1.02m x 1.10m	(3'4" x 3'7")

The property benefits from double glazing and gas central heating with the exception of the third bedroom and en suite WC. The accommodation is accessed by the hallway which leads to the living room. The living room has an aspect to the front of the property while a door leads through to the kitchen which has a range of fitted units. The kitchen leads through to the rear vestibule which allows access to the rear garden. The shower room is accessed from the hallway while stairs lead to the upper landing. Three bedrooms are located on the upper floor with one having an en suite WC.

The monoblock driveway lies to the front of the property while the side garden is laid in stone chips, plants and shrubbery. The south facing rear garden is laid mainly in lawn together with plants, tree and shrubbery. A wooden shed is situated in the rear garden and forms part of the sale.



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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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