



ROSS STRACHAN & CO  
*Solicitors & Estate Agents*



**2 Newton Crescent, Carnoustie, DD7 6HW**

*Offers over - £210,000*

*2 Bedroom (Plus Box Room) Detached Bungalow with Garage*

*"Bringing people and property together"*

2 India Buildings, 86 Bell Street, Dundee DD1 1JQ  
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## The Property

Ideal opportunity to purchase a spacious bungalow in one of Angus County's more popular towns. This property would provide ideal accommodation for someone wishing to downsize or an excellent first family home. The property is located towards the northern perimeter of the town and offers an open outlook over the recreational grounds.

Accommodation within the home is all on a single level and offers a large lounge/dining room, light south facing breakfasting kitchen, 2 bedrooms, an additional box room which can be used as a nursery or a study and a family shower room. Mature but easily kept gardens which are south facing to the rear of the property.

This much loved home has been well maintained during its current tenure and features a modern high efficiency gas central heating system and replacement double glazed windows throughout.

## Accommodation

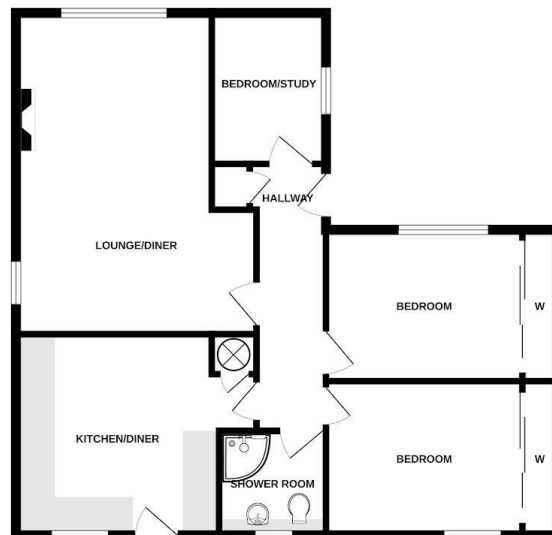
- Traditional Hall – with loft hatch
- Lounge/Dining – 20'3" x 14'6" – with feature fire and fireplace
- Breakfasting Kitchen – 11'10" x 10'11" – with door to rear garden
- Bedroom – 12'3" x 9'8" – fitted wardrobe with mirror doors
- Bedroom – 12'5" x 8'9" – fitted wardrobe with mirror doors
- Box Room/Nursery/Study - 7'9" x 6'8"
- Shower Room – 6'5" x 5'7" – corner shower unit with mixer shower

## External

Detached garage to the rear of the home is complimented by two garden sheds and a range of paths between all facilities. Many mature but easily kept shrubs and plants.

**Certain additional items may be available by negotiation.**

GROUND FLOOR



10000 hours although has been made to ensure the accuracy of the floorplan described here. Measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee is given as to their availability or efficiency can be given. Plans with Meters 01234





**HOME REPORT:** is  
available on  
request or  
through TSPC

**VIEWING**

Please contact:  
Property  
Department  
86 Bell Street,  
Dundee

Email:  
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201010

**EXTRAS**

Certain extras  
may be available  
by separate  
negotiations.