



ROSS STRACHAN & CO
Solicitors & Estate Agents



2 Newton Crescent, Carnoustie, DD7 6HW

Offers over – £225,000

3 Bedroom Detached Bungalow with Garage

“Bringing people and property together”

2 India Buildings, 86 Bell Street, Dundee DD1 1JQ
Tel: 01382 201010 Fax: 01382 202368 WEB: www.ross-strachan.co.uk DX: DD151







The Property

Ideal opportunity to purchase a spacious bungalow in one of Angus County's more popular towns. 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, 3 bedrooms 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

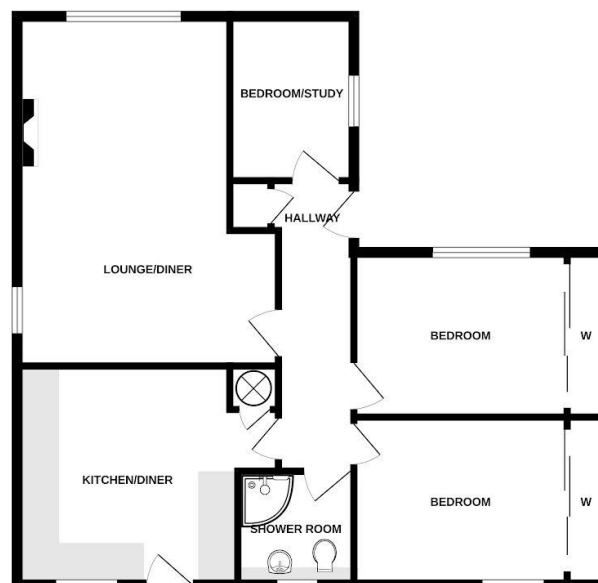
- Traditional Hall – with loft hatch
- Lounge/Dining – 20'3" x 14'6" – with feature fire and fireplace
- Breakfasting Kitchen – 11'10" x 10'11" – with door to rear garden
- Bedroom – 12'3" x 9'8" – fitted wardrobe with mirror doors
- Bedroom – 12'5" x 8'9" – fitted wardrobe with mirror doors
- Bedroom 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, architect and architect. It is not to be used for any other purpose. Made with Metapix 02024



HOME REPORT: is
available on
request or
through TSPC

VIEWING

Please contact:
Property
Department
86 Bell Street,
Dundee

Email:
[property@ross-
strachan.co.uk](mailto:property@ross-strachan.co.uk)

Tel: 01382
201010

EXTRAS

Certain extras
may be available
by separate
negotiations.