



lindsays

14 Dobson Drive,
Carnoustie, DD7 6GQ

"A spacious four bedroom detached villa in quiet residential area".

- Hallway
- WC
- Lounge
- Open plan Kitchen/Dining
- Utility
- Master Bedroom with Ensuite
- 3 Further Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway & Double Garage

EPC Rating C

OFFERS OVER £300,000



Description

Lindsays are delighted to offer to the market this spacious four bedroom detached villa in a quiet cul-de-sac in Carnoustie. Dobson Drive is ideally situated for ease of access to a number of local amenities including shops, schools, and a regular commuter bus route. This lovely home benefits from gas central heating, double glazing, and a floored attic. Included in the sale are all floor and window coverings, light fittings, and white goods.

This versatile accommodation is split over two levels and the ground floor comprises: Hallway with storage under the stairs, WC, bright and spacious lounge with gas fire. Large open plan kitchen with seating area that leads to the dining room along with patio doors leading the back garden and a utility room that provides access to the garden and the garage.

Upstairs there is further storage on the landing, the master bedroom has double mirrored wardrobes and a shower room ensuite, a guest bedroom also with mirrored wardrobes along with two further double bedrooms and a family bathroom with a separate & bath.

Externally to the front of the property is a small garden area, a driveway that leads to the double garage. The main garden is to the rear of the property is the lovely, large fully enclosed garden mainly laid in lawn with a patio area, decking and summer house ideal for enjoying the warmer months. There is also a shed that is included in the sale.

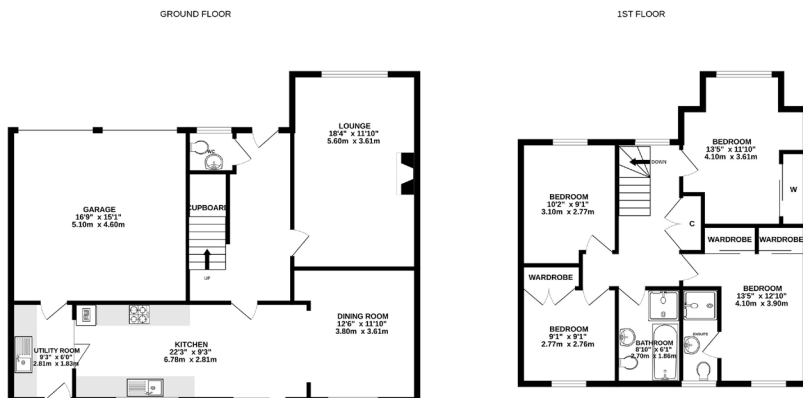
This is a great opportunity to purchase this lovely family home and early viewing is highly recommended.

Area

Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostelrys. Famous for its golf association the town is proud of its landmark Championship links course drawing many visitors and golfers to the area. The town caters for this with several hotels, guesthouses and bed and breakfast establishments and the impressive Carnoustie Golf Hotel. The town boasts 3 primary schools and a high school and allows easy commuting both north and south by road and railway.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with floorplan 12221

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.