



lindsays

77 Kinloch Street,
Carnoustie, DD7 7HG

"A spacious, well maintained two-bedroom maisonette with private garden".

- Vestibule
- Reception Hall
- Lounge
- Kitchen/Dining
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Private Garden

EPC Rating C

OFFERS OVER £125,000



Description

Lindsays are delighted to offer to the market this spacious two-bedroom upper maisonette 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 its' own private garden.

This versatile accommodation is split over two levels comprising on the lower level: entrance vestibule, reception hall, lounge, large kitchen/dining with integrated hob, oven and extractor hood, and bathroom. The upper floor hosts two good sized double bedrooms with large storage cupboards and views towards the golf course.

Outside there is a fully enclosed private garden laid with areas of lawn, paved patio and borders. This is an ideal spot in which to relax and enjoy the sun. There is also a garden shed.

This property would be suited to a variety of buyers and we strongly recommend early viewing.

Area

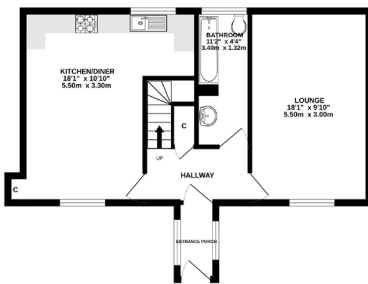
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostleries. Famous for its golf association the town is proud of its landmark Championship 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

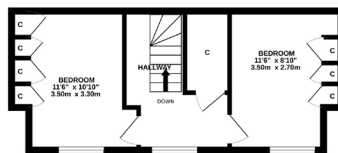
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no 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 services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iDesign 12/2014

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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.