



**Thorntons**  
The right way to move

3 Wards Avenue, Carnoustie,  
Angus DD7 7QX





## Summary

Attractive Terraced Bungalow situated within a popular residential area. The property benefits from double glazing and gas central heating and comprises; hall, lounge, kitchen fitted with contrasting work surfaces, oven, hob, extractor, double bedroom and modern wet room with two piece suite, shower area, heated towel rail and window. Externally there are gardens to both the front and rear, the latter offering an enclosed area incorporating a wide range of plants, shrubs, patio area and two sheds.

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## Features

- Spacious Terraced Bungalow
- Popular Residential Area
- Lounge
- Kitchen
- Double Bedroom
- Wet Room
- GCH; DG; EPC - C
- Gardens Front & Rear
- Immaculate Condition
- Viewing Highly Recommended

## Room Measurements

Lounge: 15' 6" x 10' 0" (4.72m x 3.05m)

Kitchen: 10' 4" x 6' 6" (3.15m x 1.98m)

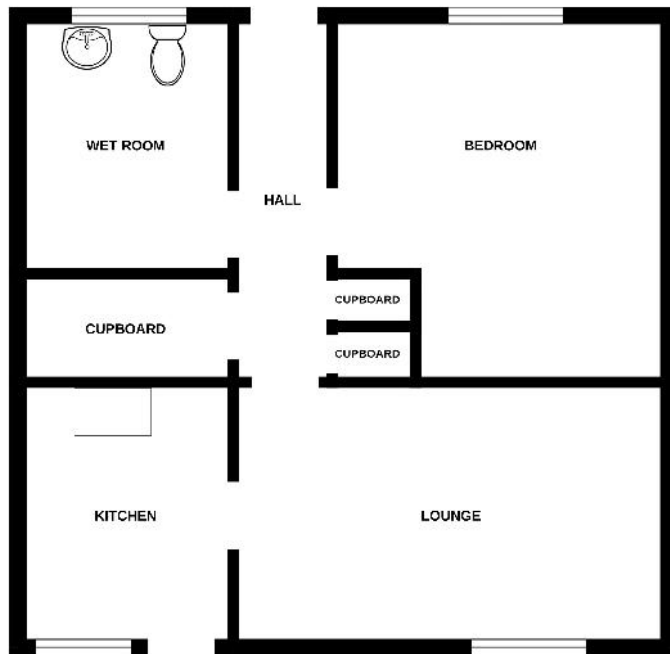
Bedroom: 12' 2" x 10' 11" (3.71m x 3.33m)

Wet Room: 6' 6" x 6' 2" (1.98m x 1.88m)



# Floorplan

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description and floor plan, the seller does not warrant or make any representation as to the accuracy of the description and floor plan. The buyer should verify the accuracy of the description and floor plan by visiting the property in person. The seller does not accept any liability for any loss or damage caused by the use of the information provided in this document. The seller does not accept any liability for any loss or damage caused by the use of the information provided in this document. © 2024

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