



**J. Myles & Co**  
**Solicitors**  
**7-9 South Tay Street**  
**Dundee**  
**DD1 1NU**

**Tel – (01382) 204625**  
**Fax – (01382) 227972**



**DJ Laing's Jensen**  
**12 Malt Loan, Carnoustie, DD7 7GW**  
**Offers Over £ 225,000**

**Accommodation:- Hall, Lounge, Dining Kitchen, Ground Floor Shower Room, Upper Hall, 3 Double Bedrooms, Family Bathroom, Gardens**

Situated in a popular residential area of Carnoustie, the luxury semi-detached villa provides a well-appointed and attractive family home with many fine features.

The property which is in excellent decorative order benefits from gas central heating, double glazing and offers 3 double bedrooms, lounge, fitted kitchen/open plan dining room, family bathroom, ground floor shower room and easily maintained gardens to front and rear. All carpets and fitted floor coverings are included in the price. The property also benefits from Solar Panels which offset the use of electricity with the surplus being fed back to the grid.

Local amenities closeby include, Primary Schools, Carnoustie High School, shops, Carnoustie Beach and Championship Golf Course, Railway Station and bus services connecting to Dundee City Centre and Arbroath

Viewing of this property is highly recommended to appreciate this outstanding home on offer.

**Hallway** - accessed through modern front door with light fitting, moduleo flooring, radiator and leading to accommodation on ground floor.

**Lounge - 14'7 x 13'7** - an excellent sized room with picture window to the front of the property, glass panel doors leading to kitchen diner, light fitting, moduleo flooring, radiator.

**Dining Kitchen - 18'3 x 9'5** - to the rear of the property, quality fitted kitchen wall and base units with contrasting worktops, large walk-in cupboard, breakfast bar, integrated electric oven, gas hob, extractor, fridge freezer, dishwasher, light fittings and moduleo flooring. The dining area is open plan from the kitchen, has ample space for table and chairs. Double glazed patio doors lead to the rear garden.

**Ground Floor Shower Room - 8'8 x 8'2** - with WC wash hand basin in vanity unit and large walk-in shower enclosure with mains shower, light fitting, radiator, moduleo flooring.

**Carpeted staircase leading to the first-floor landing with hatch to attic, large store cupboard and leading on to further accommodation.**

**Bedroom 1 - 13'4 x 8'8** - master bedroom suite with fitted wardrobes with sliding mirrored doors, window to front of property, light fitting, radiator, carpeted.

**Bedroom 2 - 13'1 x 8'8** - large second bedroom with fitted wardrobes with sliding mirrored doors, window to rear of property, light fitting, radiator, moduleo flooring.

**Bedroom 3 - 9'1 x 8'8** - another good-sized bedroom with window to the front of the property, fitted wardrobes with sliding mirrored doors, light fitting, radiator, moduleo flooring.

**Family Bathroom - 9'1 x 6'5** - with WC, wash hand basin, bath with electric shower over, large walk-in cupboard, light fitting, heated towel rail, tiled flooring.

**Gardens** - Easily maintained front garden set in lawn with driveway providing off street parking for three cars. The rear garden is fully enclosed with path to side of property, gate, patio areas, lawn, well stocked borders and flower beds.

*All measurements are approximate*

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

### Viewing

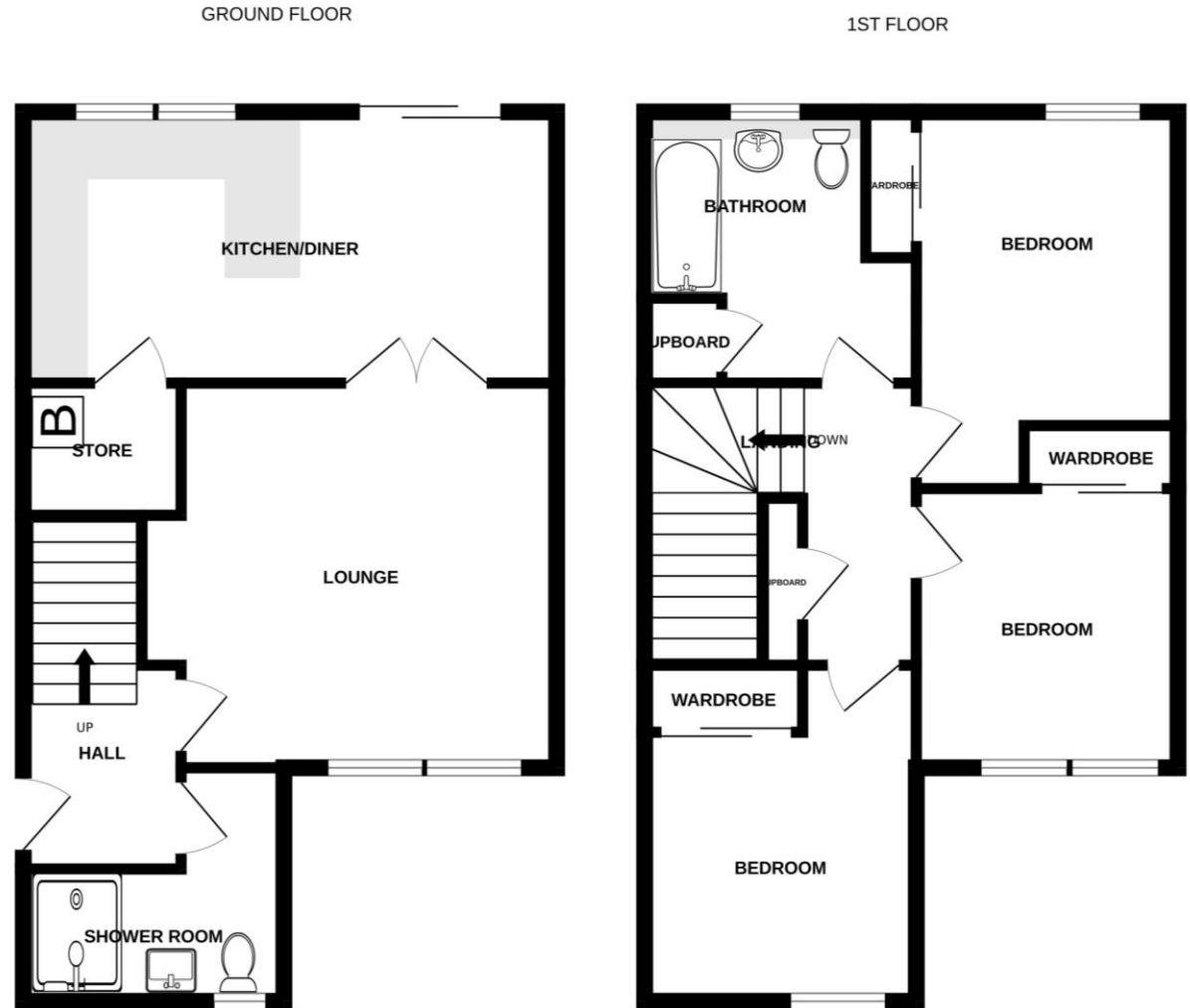
**By appointment.**

**Contact: - J. Myles & Co, Solicitors on (01382) 204625 or Tel. Owner on 07846 797 520.**

**EPC Rating - B**

**Home Report available at -**

<https://homereports.survpoint.co.uk/2z4mwoap2s>



Whilst 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 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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