



**lindsays**

3 Gibson Street,  
Carnoustie, DD7 7JX

*"A good-sized two bedroom terraced villa in Carnoustie, perfect for the 1st time buyer"*

- Hallway
- Lounge/Dining
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Large Garage
- Gardens

EPC Rating C

**OFFERS OVER £110,000**





## Description

Lindsays are delighted to offer to the market this two-bedroom terraced villa in a quiet area of Carnoustie. Gibson Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property does require upgrading; however, this is reflected in the asking price. The accommodation comprises: hallway, bright and spacious lounge/dining room with windows to the front and rear and a kitchen. Upstairs there are two double bedrooms and a shower room with easy access shower. The property benefits from gas central heating, double glazing, and attic.

Outside, the front garden is easily maintained being laid with well stocked borders. The enclosed rear garden has a paved patio area and borders. A path and gate lead to the large garage which is accessed from the lane to the rear of the property

This property would be suited to a variety of buyers and 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 hosteleries. 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.

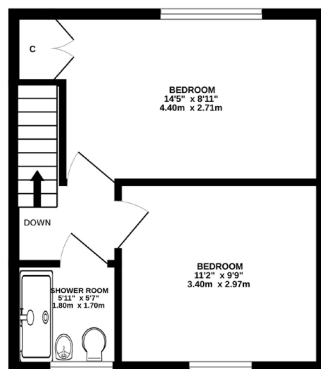
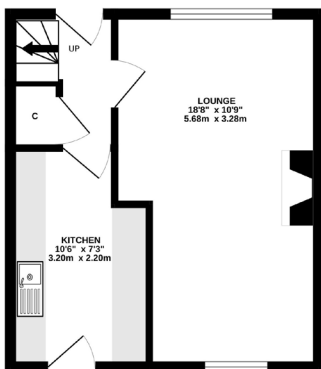
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, 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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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.