



39 Ravensby Road, Carnoustie, DD7 7NH

Offers Over £135,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented two bedroom end terraced villa situated in a quiet location in the popular seaside and golfing town of Carnoustie, ideally situated for commuting to Broughty Ferry, Dundee and Arbroath with excellent transport links including regular bus and train services. There is a local convenience store and public transport links within walking distance of the property and the beach front, golf courses and town centre with its many amenities are within easy reach.

The subjects are in excellent decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central heating and new external doors.

On the ground floor there is a spacious entrance hallway; bright and airy lounge/dining room with French doors leading to the rear garden; well appointed dining kitchen with integrated washing machine, microwave and fridge freezer and slot in electric cooker (it should be noted that the integrated dishwasher is not in working order). On the upper floor there is a spacious family bathroom with modern suite incorporating W.C., wall hung vanity unit, bath and corner shower cubicle housing mains fed shower; 2 spacious double bedrooms, with built in wardrobes and ample space for free standing furniture; and hatch to partially floored attic. Externally the front garden is laid to lawn and the fully enclosed south facing rear garden and side garden are paved for ease of maintenance. Car parking to the front provides ample parking facilities for residents and visitors alike.

This ready to live in family home will appeal to a variety of purchasers and early viewing is recommended.

- **Well Presented 2 Bed Family Home**
- **Popular Location**
- **Spacious Lounge/Dining**
- **Dining Kitchen**
- **Family Bathroom**
- **2 Spacious Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **New External Doors**
- **South Facing Rear Garden**
- **Residents Car Park**
- **Move in Condition**
- **Ideal Family Home**



Chamber Practice

Carnoustie and golf are inextricably linked, with one of the three splendid courses which make up the town's famous links a regular on The Open rota.

Once a tourist town - and it still attracts visitors in their droves - these days it is popular with homebuyers seeking a handy base to commute to Dundee, 11 miles away, or Aberdeen to the north.

But with a high school rebuilt in 2008 and three feeder primaries - and a population around the 12,500 mark - Carnoustie has preserved its own identity. That is reinforced by a range of local clubs catering for pursuits as varied as yachting, rugby and football.

The town is on the bay developed around the mouth of the Barry Burn, along with the nearby hamlets of Grange of Barry and Panbride, and the old fishing village of East Haven. The sprawling beach was once a haunt of the Royal Family holidaying at Glamis and remains a wonderful local amenity.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

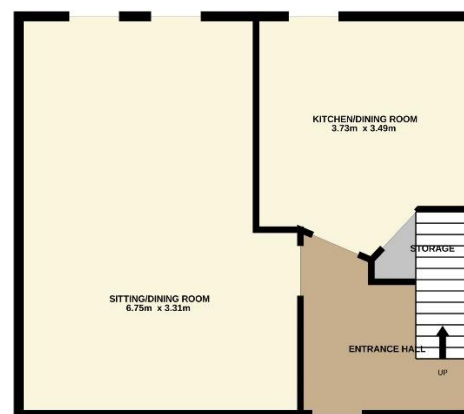
Cupar: 01334 658222

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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 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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Included in the sale are all carpets and floor coverings, integrated microwave, fridge freezer and washing machine, electric cooker and garden shed. The window blinds may be negotiated separately.

