



lindsays

6 Lethnot Gardens
Carnoustie, DD7 6GY

"Beautiful, detached family home set within quiet cul-de-sac".

- Hallway
- WC
- Lounge
- Open Plan Kitchen/Dining Room
- Master Bedroom with Ensuite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Gardens
- Driveway & Garage

EPC Rating C

FIXED PRICE £255,000



Description

6 Lethnot Gardens is a beautiful, detached family home set within a quiet cul-de-sac in a popular residential area of Carnoustie. Ideally situated for local amenities, such as shops, cafes, schools, and public transport, this stylish home benefits from gas central heating, double glazing and floored attic. Included in the sale are all floor coverings, light fittings and blinds where fitted along with integrated kitchen appliances.

In move in condition throughout this property comprises; Hallway, with useful WC, lovely lounge with bay windows allowing lots of natural light and a stunning newly fitted open plan kitchen/dining room with access to the garage, ample counter & cupboard space and patio doors leading to the rear decking making it a great space for entertaining. Upstairs is the large master bedroom with built in storage and a shower room ensuite, two further generously sized double bedrooms both with built in storage and a family bathroom with shower over the bath.

Externally, to the front of the property is a small lawn garden area along with the driveway that provides parking for two cars and leads to the garage. The main garden is to the rear of the property this is a well maintained fully enclosed area mainly laid in lawn with a fantastic decking for enjoying the summer months and a large shed that is included in the sale.

Early viewing is highly recommended to fully appreciate this stylish family home.

Area

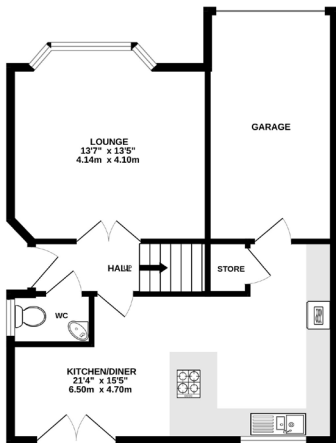
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hosteleries. Famous for its golf association the town is proud of its landmark Championship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

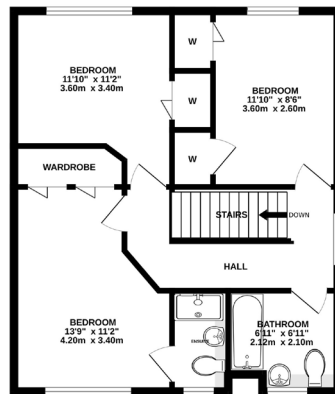
By appointment through Lindsays on 01382 802050 or dundeeprerty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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.