



lindsays

31 Carlogie Road,
Carnoustie, DD7 6EP

"Lovely three bedroom family home in popular location".

- Vestibule & Hallway
- Lounge
- Kitchen
- Dining Room
- 3 Bedrooms
- Shower Room
- Utility & WC
- Gardens
- Garden Room

EPC Rating D

OFFERS OVER £245,000



Description

Lindsays are delighted to offer to market this lovely three bedroom terraced villa in a popular residential area of Carnoustie. Ideally situated for local amenities, such as shops, cafes, schools, and public transport. Brought to the market in move in condition through and benefits from gas central heating and double glazing. Included in the sale are all floor coverings, light fittings and blinds were fitted along with integrated kitchen appliances.

This versatile property is split over two floors and the ground floor comprises: Vestibule & hallway with storage under the stairs, bright & spacious lounge with bay window and beautiful feature fireplace, large dining room and fully fitted kitchen with the door that leads to the rear garden. Upstairs there is good storage in the hallway along with the very generously sized master bedroom also with a bay window allowing plenty natural light, there are two further bedrooms one with built in storage and modern shower room.

Externally to the front of the property is a good size lawn area with parking available on the street nearby. The main fully enclosed garden is to the rear of the property, this is a well maintained area mainly laid in lawn with patio seating area. There is also a useful utility store with a WC and a stunning garden room with store to the rear making this garden ideal for entertaining and enjoying year round.

This lovely home would suit a variety of buyers and early viewing is highly recommended.

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.

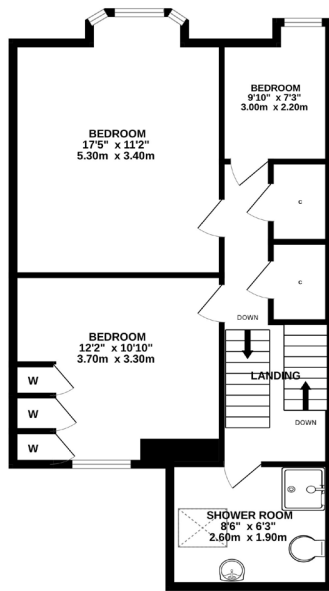
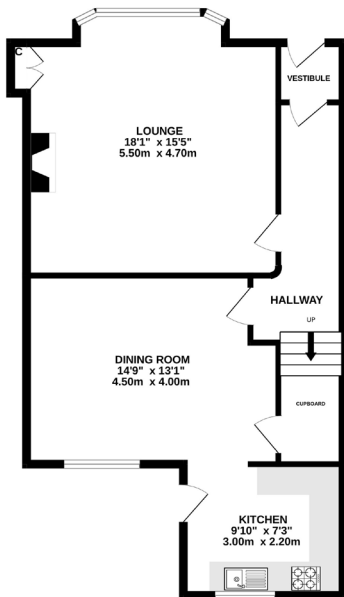
Viewing

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



GROUND FLOOR

1ST FLOOR



While 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 here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Metreos v10.04

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.