

8B DALHOUSIE STREET

Carnoustie, Angus, DD7 6EJ



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WELCOME TO 8B DALHOUSIE STREET

A bespoke-built three/four-bedroom detached house offering a picturesque coastal lifestyle in sought-after Carnoustie; the outstanding home further boasts a magnificent footprint with substantial accommodation, as well as private parking and spectacular gardens with a southerly-facing aspect.



GENERAL FEATURES

- Bespoke built and rarely available detached house
- Prime position in the coastal town of Carnoustie
- In walking distance of all the town has to offer
- A wealth of bright and spacious accommodation
- Outstanding scope to add further accommodation (STPP)

ACCOMMODATION FEATURES

- Traditional vestibule and hall with generous storage
- Dual-aspect living room with a stunning fireplace
- Modern conservatory with inspiring garden views
- Spacious dining room with southwest-facing aspect
- Generously appointed breakfasting kitchen
- Utility room with alternate garden access
- Three double bedrooms with built-in wardrobes
- Office/fourth double bedroom with eaves storage
- En-suite shower room with a three-piece suite
- En-suite shower room with a four-piece suite
- Five-piece family bathroom with luxury Jacuzzi
- Substantial store room with creative potential
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Incredible wraparound gardens with vast lawns
- A garden shed and a greenhouse are included
- Multi-car driveway and detached double garage

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PROPERTY NAME
8B Dalhousie Street

LOCATION
Angus, DD7 6EJ

APPROXIMATE TOTAL AREA:
362.4 sq. metres (3900.9 sq. feet)

Ground Floor - First Floor - Externals -

The floorplan is for illustrative purposes. All sizes are approximate.





WELCOME TO

A CHARMING SEASIDE HOME

This rarely available detached house is a deceptively large three/four-bedroom family home that offers an abundance of living space, as well as incredible wraparound gardens and private parking for multiple vehicles. The exclusive residence was bespoke built, complete with hand-crafted joinery finishings made specifically for the property. The home offers high levels of flexibility and unrivalled built-in storage, and it has two en-suites and a five-piece family bathroom, with the luxury of a fitted Jacuzzi. Subject to planning permission, it also provides ample scope for further development with a large store room and office that could be converted into additional bedrooms, on top of expansive garden grounds that could easily accommodate an extension or separate dwelling. The exceptional property further boasts a prime position in the sought-after coastal town of Carnoustie. It is within easy walking distance of excellent amenities, bus and rail links, and well-regarded schools. It is also just a short walk from the beautiful local beach and the world-famous Carnoustie Golf Links.

WELCOME INSIDE

The home has a lovely stone-built façade that is instantly charming. Continuing the appeal, the front door opens to a traditional vestibule framed by glazed doors that flow through to a central hall. It is an impeccable welcome, one heightened by the neutral décor and generous built-in storage.



RECEPTION ROOMS



FOR EVERY OCCASSION

The heart of the home is an impressive living room, which has an expansive footprint for an assortment of furnishings. It features crisp white décor and a soft carpet, creating an inviting and comfortable environment for daily use. A decorative ceiling rose draws attention to the lofty dimensions, whilst a stunning gas fireplace, with a timber mantelpiece and marble hearth, frames the room. The fire has a chimney flue, and has the potential to be used as an open fire (if desired). Ensuring a light-filled ambience, there is also dual-aspect glazing, with southeast-facing patio doors to the garden and southwest-facing bi-folding doors to a modern conservatory that boasts awe-inspiring garden views.







n addition, there is a spacious dining room which openly extends from the entrance hall. It offers plenty of floorspace for a family-sized dining table and a sideboard; plus, it has a southwest-facing aspect and it is conveniently next door to the kitchen.





THE KITCHEN

WITH LOTS OF STORAGE



Generously appointed with a wealth of wood-fronted cabinets, the dual-aspect kitchen offers fantastic storage alongside sweeping worksurfaces in a complementary hue. The large space affords plenty of room for a breakfasting table too, which is ideal for socialising whilst cooking and for quick meals. It comes with an integrated double oven, five-burner gas hob, and extractor hood, as well as space for a freestanding fridge/freezer and a dishwasher. A utility room is next door, providing additional built-in storage and a quiet area for laundry.



THE BEDROOMS

THREE LARGE BEDROOMS AND A VERSATILE OFFICE

The three bedrooms are all spacious doubles that accommodate a wide choice of bedside furnishings, in addition to being equipped with generous built-in wardrobe storage. The principal bedroom is on the ground floor, accompanied by a four-piece en-suite shower room. The second bedroom is also on the ground floor, whereas the third bedroom is on the first floor, just off a naturally-lit landing. It is ideal as a guest suite, and further benefits from an en-suite shower room, which opens out into a substantial store room that is perfect for further development (subject to consent). Providing additional versatility, there is a first-floor office as well, which has a very generous footprint and access to expansive eaves storage. If required, this room could easily be repurposed as a fourth double bedroom, or it could be developed further into a fourth and fifth bedroom sharing a Jack-and-Jill en-suite, subject to planning permission (STPP).



THE PRINCIPAL SUITE BENEFITS FROM AN EN-SUITE SHOWER ROOM, WHICH OPENS OUT INTO A SUBSTANTIAL STORE ROOM



A LUXURIOUS FAMILY BATHROOM WITH A JACUZZI

The principal bedroom has a modern four-piece en-suite shower room, incorporating twin storage-set washbasins, a toilet, and a shower cubicle, whilst the third bedroom also has an en-suite shower room as well. The remainder of the home is served by a luxurious five-piece family bathroom, which features a half-pedestal washbasin, a toilet, a bathtub, a shower cubicle, and a sizeable fitted Jacuzzi – all enveloped by exquisite tile work. The property has gas central heating and double-glazed windows throughout.



THE BATHROOMS



INCREDIBLE WRAPAROUND GARDENS



Providing a truly magical outdoor space for the entire family, the home boasts spectacular wraparound gardens that incorporate a large patio area for alfresco dining and a huge swathe of carefully manicured lawn, framed by established hedgerows and mature trees. The gardens also offer excellent privacy and a suntrap, southerly-facing aspect as well; plus, they extend (via a charming bridge) over Lochty Burn. A garden shed and greenhouse are included. Extensive private parking is provided via a multi-car driveway and a detached double garage, which has three adjacent garden stores. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Additional freestanding appliances and furnishings may be available upon request by separate negotiation. An Etesia Bahia ride-on lawnmower and a Honda petrol Flymo lawnmower are available upon request by separate negotiation as well.



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CARNOUSTIE

FAMED FOR ITS WORLD CLASS
LINKS GOLF COURSE

Situated thirteen miles from the city of Dundee, the coastal town of Carnoustie is a mecca for golf enthusiasts, and famed for its world class links golf course, last host to the Open Golf Championship in 2018. With its foundations in local agriculture and the textile industry, this Angus town, founded in the 18th century, latterly found popularity as a Victorian seaside resort. In the last few decades, it has developed into an ideal spot for commuters. The town itself enjoys excellent local amenities including supermarkets, shops, cafés and restaurants, banking and a medical practice, in addition to primary and secondary schooling. A short drive away, the vibrant city of Dundee boasts a full range of high

street outlets and a cultural hub, with museums including the world-renowned V&A Dundee. In addition to the championship course (regarded as amongst the toughest in the world) this stretch of east coast is well-known for its outstanding golf courses. The town is surrounded by the beautiful Angus countryside, and its coastal setting offers a wonderful seaside lifestyle, with a promenade, leisure centre, sports facilities and play area, and walks along long stretches of beach in the local area. The town benefits from excellent road links and a train station, with a direct service along the coast to Dundee, making it very well connected not only to the city, but also the surrounding area.





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