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Offers Over £225,000








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24 Philip Street,
Carnoustie, DD7 6EB



- Semi Detached Villa
- Popular Residential Area
- Living Room
- Dining Room
- Kitchen
- WC
- 3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

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A stone built semi-detached villa in a popular residential area of Carnoustie. The property lies within easy reach of Carnoustie town centre which offers a range of shops and services. There are good transport connections including the rail station and regular bus services while the nearby A92 dual carriageway connects the cities of the Dundee and Aberdeen. The Championship Golf Course attracts golf lovers while schooling at primary and secondary levels can be found within Carnoustie.

The property has retained many period features and benefits from double glazing and gas central heating. The property is accessed by a vestibule that leads to the main hallway. The living room enjoys a south facing bay window and features a fireplace.





The dining room has potential to be used as a fourth bedroom and has an outlook to the rear while having ornate corning. The kitchen diner has fitted units with space for table and chairs and leads through to the utility room. The utility room has fitted units with integral sink while a door leads to the rear hall. A wc and storage cupboard are accessed from the rear hall which also leads out to the rear garden. The shower room is accessed on

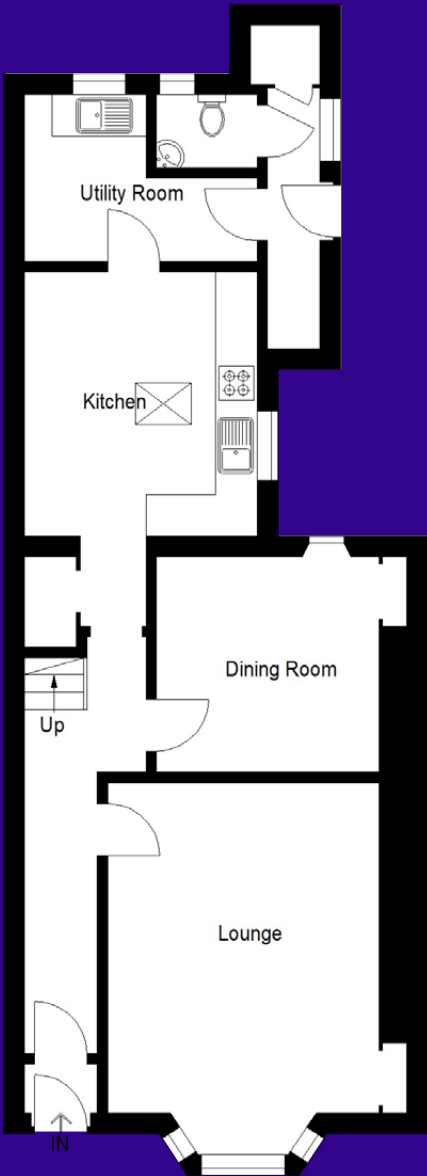
the mezzanine level while three bedrooms are entered from the upper landing.

The front garden is laid mainly in paving together with a variety of plants, trees and shrubbery. The driveway also lies to the front of the property. The mature rear garden is laid initially in paving leading on to a main area laid in lawn. There is an enclosed sitting area within the rear garden.

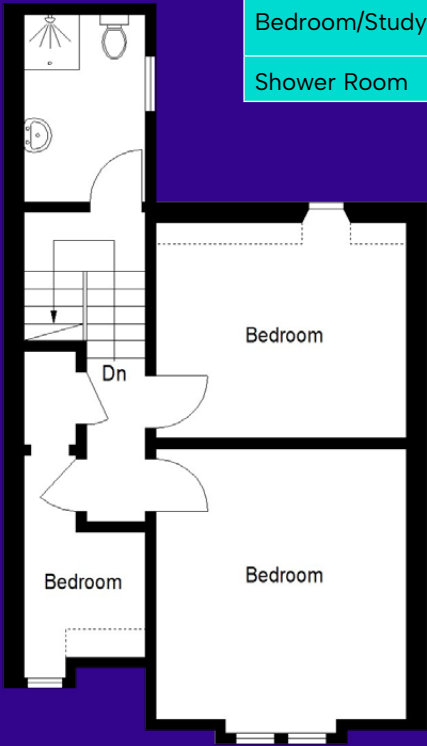


Accommodation (measurements are approx)

Living Room	4.03m x 4.29m	(13'3" x 14'1")
Dining Room	3.36m x 3.70m	(11'0" x 12'2")
Kitchen Diner	3.32m x 3.83m	(10'11" x 12'7")
Utility Room	2.41m x 2.41m	(7'11" x 7'11")
WC	1.07m x 1.08m	(3'6" x 3'7")
Bedroom	3.37m x 4.14m	(11'1" x 13'7")
Bedroom	3.35m x 3.37m	(11'0" x 11'1")
Bedroom/Study	1.98m x 3.76m	(6'6" x 12'4") at widest points
Shower Room	1.75m x 2.69m	(5'9" x 8'10")

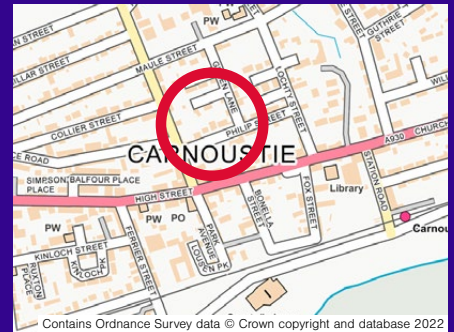


Ground Floor



First Floor





Aberdeen

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Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

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DISCLAIMER: Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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