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SOLICITORS & ESTATE AGENT

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86 Spencer Crescent, Carnoustie, DD7 6DQ

Offers Over £185,000

Semi Detached Bungalow

**DD5** ESTATE AGENTS

# Semi Detached Bungalow

## 86 Spencer Crescent, Carnoustie, DD7 6DQ

Located within a quiet cul-de-sac on the east side of Carnoustie this 3 bedroomed semi-detached bungalow is ideally located for schools, high street shops, railway station, beach front and the world-famous Carnoustie golf course.

Number 86 sits tucked back on a large corner plot and provides spacious living in an extremely popular residential area. This superb semi-detached property offers spacious bright accommodation comprising of an entrance hallway with walk in cloakroom cupboard as well as 2 additional storage cupboards, bright lounge dining room overlooking the beautiful front garden that leads to a well-proportioned kitchen with external door leading out to the rear garden. Property benefits from 3 double bedrooms all with built in storage and a family bathroom. This property does require some decorative upgrading giving the buyer a great canvas to create a beautiful downsizer or family home.

Property benefits from gas central heating, double glazing, beautifully landscaped gardens, ample storage throughout and a peaceful location.

### **Entrance Hall:**

Bright and welcoming entrance hall accessed through a solid wooden security door, the hallway gives access to all 3 bedrooms, dining/lounge, family bathroom as well as a walk in cloakroom cupboard, 2 additional hall storage cupboards and access to attic space.

### **Lounge/Dining: 5.90m x 3.90m:**

Overlooking the beautifully maintained front garden this bright living space is flooded with natural light and opens up to the well-proportioned kitchen. Feature fireplace provides a relaxing focal point to the family room.

### **Kitchen: 2.90m x 3m:**

The kitchen provides a great space over looking the rear garden. External door leads out to a patio area within the secluded garden making it an ideal space for dining and entertaining throughout the warmer months.

### **Bathroom: 2m x 1.75m:**

Bathroom comprising of a bath with overhead shower mixer tap, w.c and wash hand basin.

### **Bedroom 1: 4.30m x 2.80m:**

A bright and airy double bedroom with window overlooking the front of the home and built in double wardrobe.

### **Bedroom 2: 2.65m x 3.20m:**

a generous sized double bedroom with built in wardrobe and large window overlooking the rear garden

### **Bedroom 3: 2.65m x 3.20m:**

Another generous sized double bedroom overlooking the rear garden with built in wardrobe.

### **Garden Area:**

Attractive garden areas to the front and back of the home. The front of the property is laid with lawn with borders of mature bushes, trees and shrubs. Large, chipped driveway leads to the main entrance to the home and gives access to the rear garden. The garden area to the rear of the home is beautifully landscaped and fully enclosed: providing an excellent space in which to relax, dine and entertain in the summer months. Mature trees and bushes border the property providing a tranquil and colourful backdrop to the home.







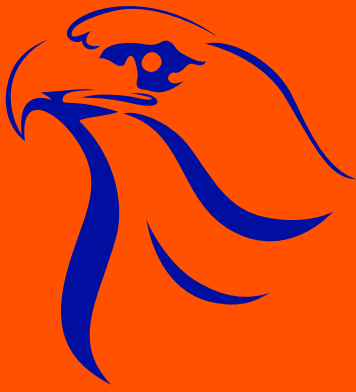




GROUND FLOOR



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 for any prospective purchase. 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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### Home Report

Please log on to [www.legaleagles.tv](http://www.legaleagles.tv) then select this property, select the "Home Report" button and the home report will display within 5 seconds.

### Council Tax Band:

D (Angus Council June 2024).

### EPC Band:

TBC

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:  
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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