



56 Ravensby Road, Carnoustie, DD7 7NQ
Offers Over £120,000

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours
07830076295

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented two bedroom family home situated in a popular location within walking distance of convenience stores, schools, medical centre, pharmacy and public transport links. The town centre with its wide variety of amenities, beach front and golf courses are all within reach.

Ground floor accommodation comprises entrance hallway with connecting doors to lounge and kitchen, storage cupboard and staircase to upper floor; bright and spacious lounge with French doors leading to large conservatory which overlooks the rear garden; dining kitchen fitted with high gloss base and wall mounted units with contrasting worktops and complementary splashback tiling, slot in gas cooker and glazed door to conservatory. On the upper floor there is a fully tiled bathroom with fitted toilet/vanity unit, bath with shower mixer tap, shower cubicle housing mains fed shower and heated towel rail; two double bedrooms and hatch to partially floored attic. Externally there is a fully enclosed garden to the rear with garden shed which has electricity supply; and on street and car parking facilities are a short distance from the property.

Practical benefits include new windows and front door and gas central heating.

Early viewing of this ready to live in family home is highly recommended.

- **Nearby Local Amenities**
- **Easy Reach of Town Centre**
- **Lounge**
- **Conservatory**
- **Dining Kitchen**
- **Bathroom with 4 Piece Suite**
- **2 Double Bedrooms**
- **New Double Glazing**
- **New Front Door**
- **Gas Central Heating**
- **Private Garden**
- **Move In Condition**
- **Ideal Family Home**



Chamber Practice

Carnoustie and golf are inextricably linked, with one of the three splendid courses which make up the town's famous links a regular on The Open rota. Once a tourist town - and it still attracts visitors in their droves - these days it is popular with homebuyers seeking a handy base to commute to Dundee, 11 miles away, or Aberdeen to the north.

But with a high school rebuilt in 2008 and three feeder primaries - and a population around the 12,500 mark - Carnoustie has preserved its own identity. That is reinforced by a range of local clubs catering for pursuits as varied as yachting, rugby and football.

The town is on the bay developed around the mouth of the Barry Burn, along with the nearby hamlets of Grange of Barry and Panbride, and the old fishing village of East Haven. The sprawling beach was once a haunt of the Royal Family holidaying at Glamis and remains a wonderful local amenity.



Chamber Practice 

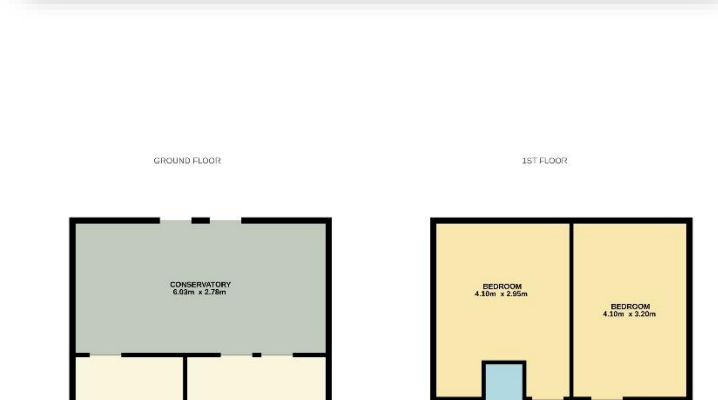
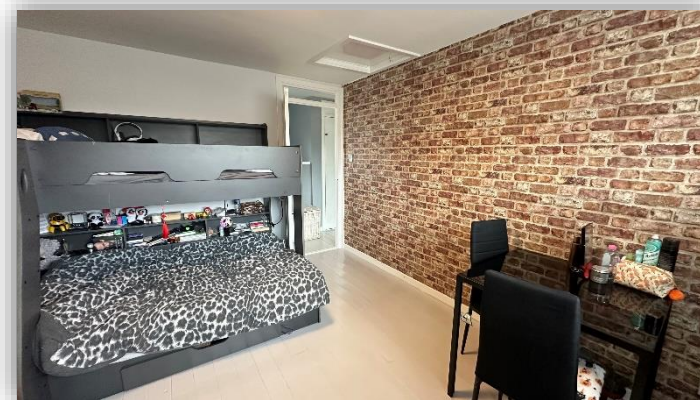
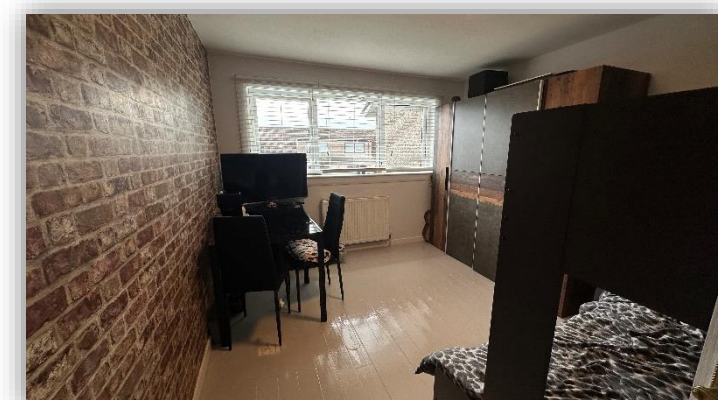
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We do not warrant the accuracy to represent the measurement of the floor area based on these measurements. We do not warrant the accuracy of any other data or information provided in this advertisement. The floor area and room measurements are for information only and do not constitute a guarantee. The floor area and room measurements are for information only and do not constitute a guarantee. The floor area and room measurements are for information only and do not constitute a guarantee.

Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, cooker and garden shed.

