



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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28 Anderson Court, Carnoustie, DD7 7GX

Offers Over £145,000

2 Bedroomed Apartment

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28 Anderson Court, Carnoustie, DD7 7GX

2 Bedroomed Apartment

Situated within the ever-popular golfing town of Carnoustie, we are delighted to offer for sale this immaculately presented 2 bedroomed apartment within a modern development. This second floor apartment boasts views over the golf course and benefits from secure entry system and allocated parking.

This ready to move in apartment is finished to a high standard and offers spacious, bright accommodation comprising of; a bright entrance hallway with walk in cupboard and additional storage cupboard, open plan living with modern kitchen and dining lounge, 2 generously sized bedrooms with built in storage and stylish bathroom.

This modern development has close access to all local amenities, shops, transport links, fitness centre, beach and golf courses.

Entrance Hall:

A bright and welcoming entrance hall giving access to a walk-in cupboard, storage cupboard, two double bedrooms, bathroom and the lounge.

Lounge/Dining: **4.41m x 4.05m:**

A spacious and well-proportioned lounge which opens itself up to the modern kitchen. The living space is flooded with natural light from the large windows overlooking the side of the home.

Kitchen: **3.55m x 2.24m:**

The fitted modern kitchen leading on from the lounge provides ample storage space provided by a good range of white, handleless wall and floor cabinets with complimentary worktop and upstand. Integrated appliances include a tall fridge/freezer, washing machine and under counter oven with 4 burner gas hob above.

Bedroom 1: **3.75m x 3.17m:**

Bright double bedroom with built-in wardrobe.

Bedroom 2: **2.86m x 3.12m:**

Another bright and airy double bedroom with built-in wardrobe.

Bathroom: **2.08m x 2.06m:**

White bathroom suite comprising of a bath with overhead electric shower, wash hand basin and w.c within a vanity unit with tiled splashback providing excellent additional storage, chrome heated towel rail.

Features

- Second Floor Flat
- Move in Condition
- Lounge/ Dining
- Modern Kitchen
- 2 Double Bedroom
- Bathroom
- Allocated Parking

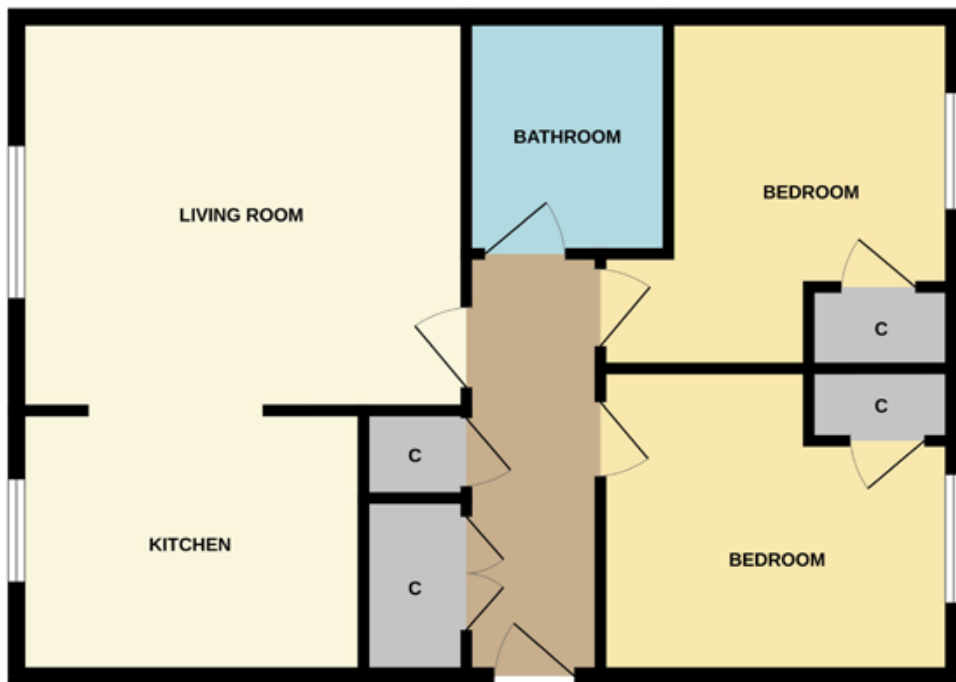


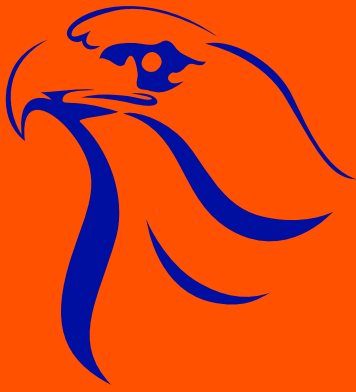




t: 01382 539 313







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Council tax band:

B

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 (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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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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