



**1 Fox Street, Carnoustie, DD7 6AJ**  
**Fixed Price £135,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



Excellent opportunity to purchase this charming two bed end terraced villa situated within a short stroll of Carnoustie High Street with its many amenities including independent retailers and boutiques, salons, convenience stores, restaurants, bars, take-aways, pharmacy and public transport links. The rail station, leisure centre, beach front and golf courses are also within reasonable walking distance.

The subjects are in excellent decorative order throughout, having been fully refurbished by the current owner, and benefits include new windows, doors, fascia, guttering, kitchen, bathroom, fuse board, sockets and interlinked smoke alarms.

Ground floor accommodation comprises lounge with front facing window, under stair storage cupboard and connecting door to kitchen; beautifully appointed kitchen fitted with a range of base and wall mounted units finished in white with complementary worktops, integrated electric hob, oven, slim line dishwasher, fridge freezer and washing machine. On the upper floor there is a contemporary bathroom with fitted toilet/vanity unit and bath with mains fed shower over; and two double bedrooms, one of which has built in wardrobe/storage facilities. Externally there is an enclosed area of garden ground to the front, designed with ease of maintenance in mind with garden shed.

This particular property is in absolute move in condition and would make an ideal starter home/downsize. Early viewing is recommended.

- **Fully Refurbished**
- **Walking Distance of Town Centre**
- **Lounge**
- **Modern Kitchen with Integrated Appliances**
- **Contemporary Bathroom**
- **2 Double Bedrooms**
- **New Windows & Front Door**
- **Gas Central Heating**
- **Private Garden**
- **Ready to Live In Condition**
- **Ideal Starter Home/Downsize Property**



**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.





*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and garden shed.*

