



**lindsays**

3A Dalhousie Street,  
Carnoustie, DD7 6EJ

*"A spacious stone built four bedroom divided villa with lots of potential".*

- Hallway
- Lounge
- Dining Room
- Kitchen
- 4 Bedrooms
- Bathroom
- Shower Room
- Garden

EPC Rating G

**OFFERS OVER £195,000  
(HOME REPORT £220,000)**



## Description

Lindsays are delighted to offer to the market this spacious four bedroom stone built divided villa with lots of potential in a popular location of Carnoustie. Dalhousie Street is ideally situated for ease of access to a number of local amenities including shops, schools, and a regular commuter bus route. This property does require modernisation however this has been reflected in the price.

This versatile home is split over three levels and is accessed at ground floor via a private entrance vestibule which leads to a hall with a storage cupboard and stairs to the upper levels. The first-floor landing has a fitted storage cupboard and gives access to the living room which enjoys a west facing bay window and a further south facing window. The living room also has an ornate ceiling cornice. The dining room is also accessed from the landing with a south facing window while the kitchen has a range of units and also enjoys a south facing aspect. A bedroom is accessed at first floor level and enjoys a further west facing aspect. The bathroom completes the first-floor accommodation with toilet, wash hand basin and bath. The second-floor landing gives access to three further bedrooms and a shower room.

Externally a private garden lies to the front of the property adjacent to the entrance and is laid in stone chips, plants and shrubbery. Parking is available on Dalhousie Street

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

## Area

Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostelrys. Famous for its golf association the town is proud of its landmark Championship links course drawing many visitors and golfers to the area. The town caters for this with several hotels, guesthouses and bed and breakfast establishments and the impressive Carnoustie Golf Hotel. The town boasts 3 primary schools and a high school and allows easy commuting both north and south by road and railway.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.