



lindsays

12 Lochty Street
Carnoustie, DD7 6AL

"A spacious three-bedroom ground floor flat in a prime central location."

- Hallway
- Lounge
- Kitchen/Dining
- 3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden

EPC Rating D

OFFERS OVER £135,000



Description

Lindsays are delighted to offer to the market this spacious three-bedroom ground floor flat in a prime central location in Carnoustie. Lochty Street is ideally situated for ease of access to local amenities including shops, schools, the Championship, Burnside and Buddon Golf Courses and regular public transport to other towns and cities. The property benefits from gas central heating and double glazing. Included in the sale are all fitted floor coverings, integrated kitchen appliances and the garden shed.

The accommodation comprises an entrance hall with all accommodation off, a spacious lounge with feature fireplace housing a living flame effect gas fire, kitchen/dining room with integrated hob, double oven and hood, and space for a dining table and chairs. All three bedrooms are a good size, and the shower room is fully tiled with a walk-in shower enclosure and thermostatic shower. Outside to the rear are both shared and private areas of garden, laid with lawn and borders and a garden shed.

This property will appeal to a variety of buyers, and we strongly recommend internal viewing to appreciate the size and standard of this lovely property.

Area

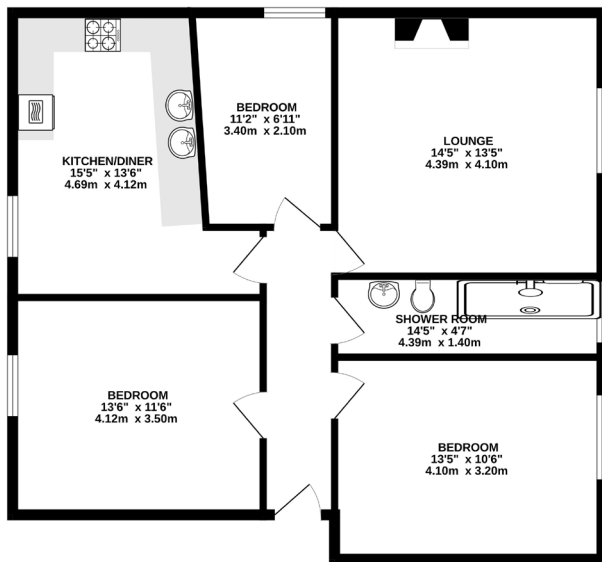
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostelrys. Famous for its golf association the town is proud of its landmark Championship 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



GROUND FLOOR



T: 01738 630222 E: perthproperty@lindsays.co.uk W: 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.