



**lindsays**

26 West Path  
Carnoustie, DD7 7RY

*"A deceptively spacious four bedroom family home in popular location".*

- Hallway
- Kitchen/Diner
- Lounge
- Dining Room
- 4 Bedrooms
- Bathroom
- WC
- Garden

EPC Rating D

**OFFERS OVER £245,000**  
**(HOME REPORT £250,000)**



## Description

Lindsays are delighted to offer to the market this deceptively spacious four bedroom semi-detached family home in a popular location of Carnoustie. 26 West Path is ideally situated for ease of access to a number of local amenities including shops, schools, and a regular commuter bus route. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with all integrated appliances.

This versatile home is split over two levels and the ground floor comprises: Hallway, modern fitted kitchen with integrated appliances and ample space for dining, lovely cosy lounge, dining room with patio doors leading to the side garden. Double bedroom with built in storage currently being used as a home office, large double bedroom also with built in storage and finishing off downstairs is the cloakroom/WC. Upstairs is the generously sized primary suite with built in storage along with a further bedroom and a large family bathroom with separate shower and bath.

Externally to the front of the property is the driveway providing off-street parking as well as a large shed that is included in the sale. The main garden is to the side of the property, this is an easily maintained fully enclosed garden with artificial grass and fantastic decking area ideal for entertaining.

This family home is in a prime location and early viewing is highly recommended to appreciate the space the 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 hosteleries. 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.

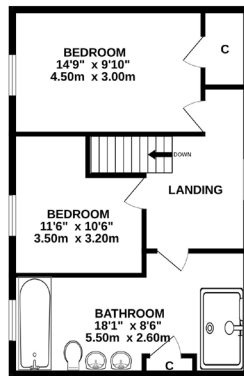
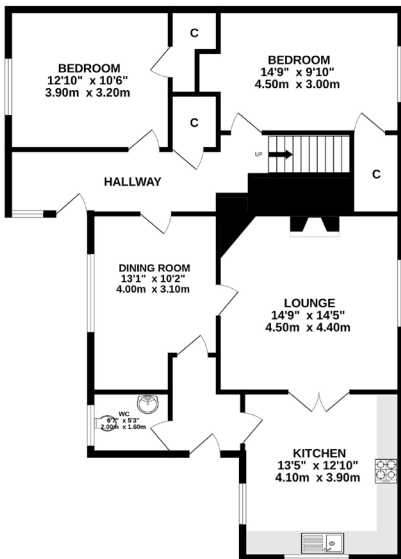
## Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.