



lindsays

4 Craigmill Gardens,
Carnoustie, DD7 6HT

"Detached Bungalow with three bedrooms set in a quiet cul-de-sac location."

- Hallway
- Lounge/Dining
- Sunroom
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Gardens

EPC Rating C

OFFERS OVER £190,000



Description

Lindsays are delighted to offer to the market this three-bedroom bungalow in a quiet cul-de-sac location to the northeast of the town centre. Craigmill Gardens 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 and kitchen white goods (no warranties provided).

The accommodation comprises an entrance hall with two storage cupboards and hatch providing access to the attic space, a spacious lounge/dining with large picture window overlooking the front garden, kitchen with wall and base units and space for all appliances, sunroom, three bedrooms all of which have built-in storage, and the bathroom with instant shower. Outside to the rear garden is laid with lawn and borders, as is the front garden, which also has a driveway providing off-street parking and leading to the single garage.

The property does require a degree of modernisation, however, will appeal to a variety of buyers, and we strongly recommend viewing to appreciate the potential of this lovely property.

Area

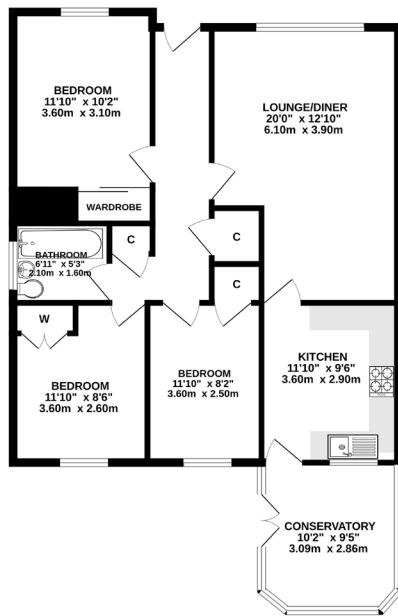
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostleries. Famous for its golf association the town is proud of its landmark Championship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



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of plans, wallboards, 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 articles, fixtures and appliances shown have not been tested and the 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.