



lindsays

54 Linefield Road,
Carnoustie, DD7 6DP

"A four-bedroom family home in popular location of Carnoustie."

- Porch & Hallway
- Lounge
- Kitchen
- Conservatory
- Bathroom
- 4 Bedrooms
- WC
- Driveway & Garage
- Gardens

EPC Rating D

OFFERS OVER £199,995



Description

Lindsays are delighted to offer to the market this four-bedroom semi-detached family home located within a quiet street in popular Carnoustie. Linefield Road 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, light fittings and blinds where fitted along with integrated white goods.

The property is split over two floors and the ground floor comprises; Porch, hallway with storage under the stairs, bright and spacious lounge leading to the kitchen. A conservatory looking over the back garden that is currently being used as a dining room. A good size double bedroom as well as a modern family bathroom with shower over bath and chrome towel rail. Upstairs is the generously sized primary bedroom with excellent built in storage, a further bedroom with access to useful eaves storage and a boxroom/bedroom currently being used as a home office along with a WC.

Externally, to the front of the property is a small garden with chipstone and mature plants/bushes with a long driveway providing parking for multiple vehicles leading to the garage to the side of the property. The main garden is to the rear of the property, this is a good sized fully enclosed space mainly laid in lawn.

This lovely family home is sure to be popular and early viewing is highly recommended.

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 hostels. 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.

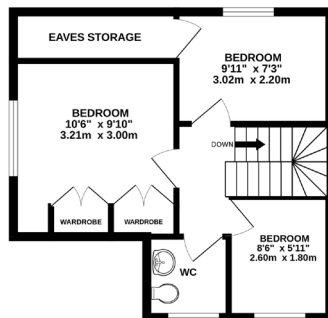
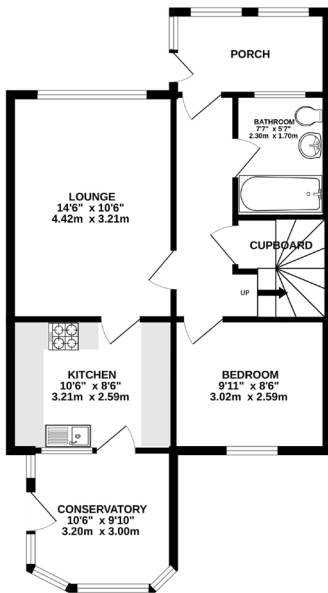
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 here are not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.