

15 CARLOGIE ROAD

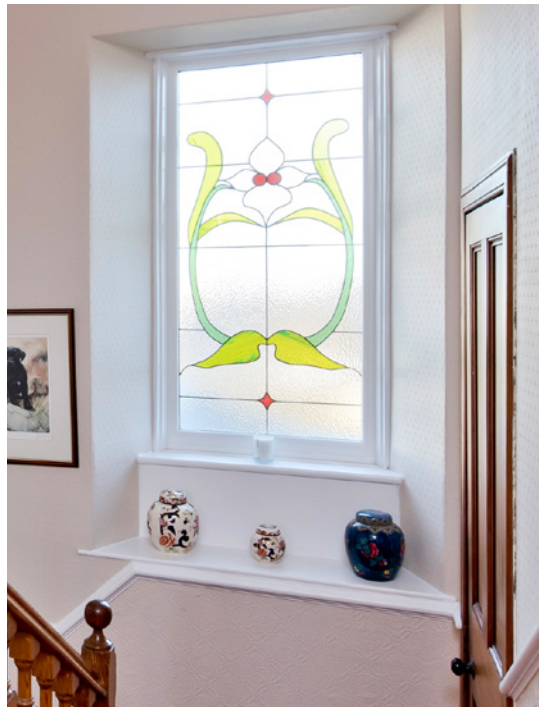
Carnoustie, Angus, DD7 6DA



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The right way to move

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WELCOME TO
15 CARLOGIE ROAD

Traditional detached house in Carnoustie, accommodating five bedrooms, four reception areas, a breakfasting kitchen, and three bathrooms, plus generous, well-maintained gardens, a double carport, and a private driveway.



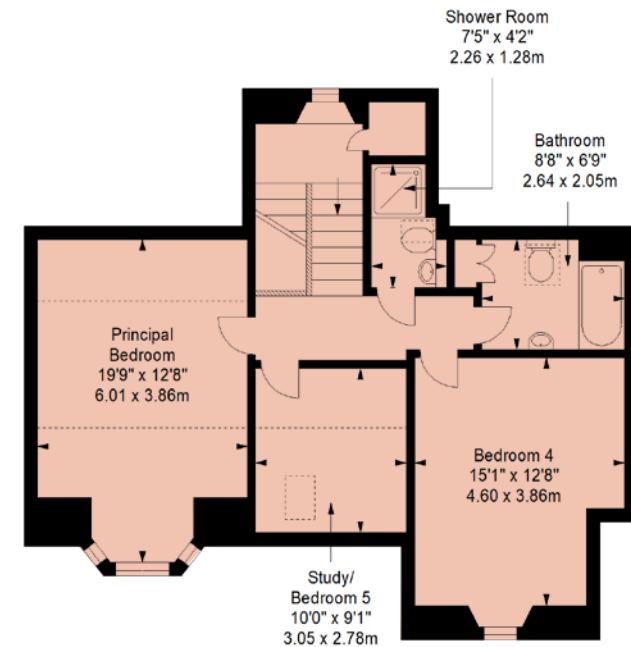
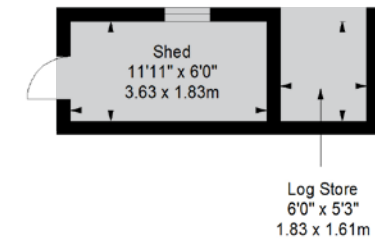
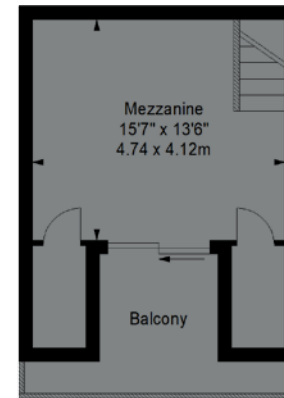
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PROPERTY NAME
15 Carlogie Road
LOCATION
Carnoustie, Angus, DD7 6DA

APPROXIMATE TOTAL AREA:
253.7 sq. metres (2730.9 sq. feet)

Ground Floor - ■ Mezzanine - ■ Second Floor - ■ Externals - ■

The floorplan is for illustrative purposes. All sizes are approximate.





THE PERFECT

*TRADITIONAL FAMILY HOME, ACCOMPANIED BY
GENEROUS, BEAUTIFULLY MAINTAINED GARDENS*



This five-bedroom, three-bathroom traditional detached house represents the perfect family home on a sought-after, leafy street in Carnoustie. The airy, characterful home offers a wealth of flexible living space and is accompanied by generous, beautifully maintained gardens and excellent private parking. Carnoustie is an attractive, coastal town with a lovely beach, as well as excellent amenities such as shops, including well-known stores and independent retailers, other everyday essential services, schools at primary and secondary levels, transport links (including a train station with links to Edinburgh, Glasgow, Aberdeen, and Dundee), leisure facilities, and a wealth of green space.

GENERAL FEATURES

- Generous, traditional detached house in Carnoustie
- Spacious and flexible, family orientated accommodation
- Well-presented interiors and period features
- EPC Rating - D

ACCOMMODATION FEATURES

- Airy entrance vestibule and hallway with under-stairs cupboard
- Elegant, southwest-facing, bay-fronted living room
- Large formal dining room
- Sitting/family room with log-burning stove
- Versatile mezzanine level with balcony and two large cupboards
- Generous breakfasting kitchen with utility room
- Four generous double bedrooms
- Fifth bedroom/study
- Family bathroom and two separate shower rooms
- Gas central heating and double glazing (except one small window)

EXTERNAL FEATURES

- Large, well-maintained front and rear gardens
- Double carport and private driveway



ENTRANCE

A WELCOMING INTRODUCTION TO A LOVELY FAMILY HOME

A practical entrance vestibule, with characterful tiled flooring, welcomes you into the home, and you walk through a door with charming stained-glass windows to an airy, high-ceilinged hallway with beautifully detailed cornicing sets the tone for the accommodation to follow.

A WEALTH OF LIVING SPACE FOR EVERYDAY FAMILY LIFE AND ENTERTAINING

RECEPTION AREAS



There are four well-proportioned reception areas in the house, the first of which is a living room. Here, a wonderfully bright and spacious atmosphere is created by a high soaring high ceiling, a large southwest-facing bay window, and a generous floorspace which allows for a choice of lounge furniture layouts to suit the new owner's needs. Further period charm is added to the space by elegant corning, a fireplace (with a working open fire), a picture rail, and an Edinburgh press with display shelving.



The second reception area, a formal dining room, is connected to the living room via bi-folding doors, opening to create a sociable, flowing family or entertainment space, or closing for more privacy and separation. The dining room can comfortably accommodate a large dining table and multiple chairs for several diners – perfect for dinner parties – alongside additional furniture, and it features French doors opening onto a patio in the rear garden. It also benefits from a convenient door leading through the kitchen.





*THE MEZZANINE
LEVEL IS A
FLEXIBLE SPACE*

Another impressive reception area of the house is the sitting/family room, which is overlooked by a mezzanine level. The lower sitting/family room would lend itself perfectly to a more informal area in which to relax with family, with a warming log-burning stove and French doors opening onto the rear garden.

Meanwhile, the mezzanine level is a flexible space that could lend itself to a variety of uses, such as a hobby room, a reading area, a music room, or a home office for working from home or studying. It is also adjoined by a southwest-facing balcony and gives access to a sizeable attic with good storage.

A WELL-APPOINTED KITCHEN

WITH A COOKING ZONE AND A CASUAL DINING AREA



The kitchen comes very well-appointed with a wide range of wall and base cabinets, bespoke Corian worktops, and splashback tiling, with integrated appliances comprising an oven, a combination microwave oven, an induction hob, an extractor hood, a fridge, and a dishwasher. Space is also provided for a small dining table and chairs, ideal for morning coffee, casual

weeknight meals, and socialising while cooking. The kitchen is adjoined by a shower room and the boiler cupboard in which there is linen storage. The kitchen leads through to the utility room which has additional cabinets, workspace and space for freestanding and under-counter appliances.



WITH A COOKING ZONE AND
FIVE GENEROUS AND AIRY
BEDROOMS



The appealing home offers five bedrooms, with two on the ground floor and the remaining three on the first floor, approached via a staircase and landing.

*TRANQUIL
SLEEPING AREAS
FOR A PEACEFUL
NIGHT'S REST*



Four of the bedrooms are generous and airy, offering plenty of space for configurations of furniture, whilst the fifth, a smaller double, could alternatively be utilised as a study. The sleeping areas are all individually styled and four are carpeted for optimum comfort underfoot.



THREE WASHROOMS, IDEAL FOR FAMILY LIFE

BATHROOMS

The house has a family bathroom and two additional shower rooms, with one of the shower rooms conveniently located on the ground floor. The shower rooms both comprise shower enclosures, WC-suites, vanity storage, and towel radiators, whilst the bathroom comes replete with a bathtub, a pedestal basin, and a WC.

The house is kept warm by a gas central heating system and the windows are double-glazed throughout, with the exception of one small window.



GARDENS AND PARKING

*GENEROUS, BEAUTIFULLY PRESENTED
OUTDOOR SPACE AND EXCELLENT
PRIVATE PARKING*

Externally, the home is perfectly complemented by large, well-maintained gardens to the front and rear, with the front garden featuring a manicured lawn and a border of neatly kept hedges and shrubs. The particularly large rear garden also has an expansive, well-kept lawn, patios for outdoor dining furniture and summer barbecues, and a border of trees and shrubs. There is also a useful shed with an attached log store.

Excellent private parking is provided by a double car port (with an EV charger) and a multi-car driveway.

Extras: All fitted carpets, curtains, light fittings, and integrated kitchen appliances will be included in the sale. The freestanding white goods, dining table, chairs, and dresser, and some other furniture is available by separate negotiation.

CARNOUSTIE

*A SHORT DRIVE
AWAY, THE VIBRANT
CITY OF DUNDEE
BOASTS A FULL
RANGE OF HIGH
STREET OUTLETS
AND A CULTURAL
HUB, WITH
MUSEUMS*

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Situated thirteen miles from the city of Dundee, the coastal town of Carnoustie is a mecca for golf enthusiasts and famed for its world-class links golf course, laid host to the Open Golf Championship in 2018. With its foundations in local agriculture and the textile industry, this Angus town, founded in the 18th century, latterly found popularity as a Victorian seaside resort. In the last few decades, it has developed into an ideal spot for commuters. The town itself enjoys excellent local amenities, including supermarkets, shops, cafés and restaurants, banking and a medical practice, in addition to primary and secondary schooling. A short drive away, the vibrant city of Dundee boasts a full range of high street outlets and a cultural hub, with museums including the world-renowned V&A Dundee. In addition to the championship course (regarded as amongst the toughest in the world), this stretch of the East Coast is well-known for its outstanding golf courses. The town is surrounded by the beautiful Angus countryside, and its coastal setting offers a wonderful seaside lifestyle, with a promenade, leisure centre, sports facilities and play area, and walks along long stretches of beach in the local area. The town benefits from excellent road links and a train station, with a direct service along the coast to Dundee, making it very well connected not only to the city but also to the surrounding area.





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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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