



lindsays

22 Collier Street,
Carnoustie, DD7 7AJ

"An exceptionally spacious 3/4 bedroom family home in popular location".

- Hall
- Sunroom
- Kitchen
- Lounge
- 3 Bedrooms
- Bathroom
- Shower Room
- Driveway
- Garden

EPC Rating D

OFFERS OVER £230,000



Description

Lindsays are delighted to offer to the market this exceptionally spacious three or four bedroom semi-detached family home in a popular location of Carnoustie. Collier Street is ideally situated for ease of access to a number of local amenities including shops, well regarded schools, and a regular commuter bus route. Included in the sale are fitted floorcoverings, blinds where fitted and the integrated kitchen appliances as detailed.

This versatile home is split over two levels and the ground floor comprises: entrance hall, sunroom, lounge with open fire and French doors opening out to the garden, kitchen with integrated hob, oven and extractor hood. There is ample space for other appliances. The modern, fully tiled bathroom is located on this lower floor. Upstairs there are three bedrooms, one of which could have a partition wall re-instated to create a fourth bedroom if required, and a modern fully tiled shower room. Outside to the front of the property is a generous sized driveway providing off-street parking. The rear garden is currently split into four areas, with mature trees and shrubs, an area of faux grass providing an ideal spot in which to relax and enjoy the sun and a pond and water feature. There is also a large brick built shed/workshop.

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

Area

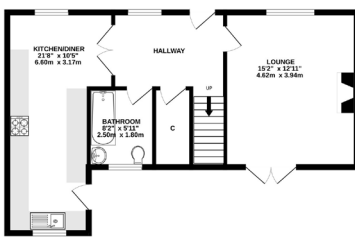
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostellers. Famous for its golf association the town is proud of its landmark Championship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

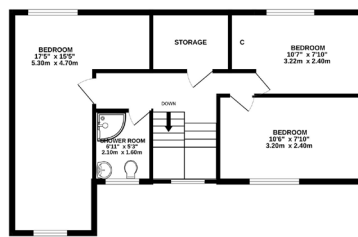
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Weild every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, 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 quantity or efficiency can be given.
 Made with Metropix i2025

T: 01382 802050 E: dundeeproperty@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.