



lindsays

72 MacDonald Smith Drive,
Carnoustie, DD7 7TB

"Lovely family home in a popular location of Carnoustie."

- Hallway
- Utility
- Lounge
- Kitchen/Diner
- Office
- Family Bathroom
- 3 Double Bedrooms
- Principle Bedroom with Ensuite
- Driveway & Gardens

EPC Rating C

**OFFERS OVER £272,000
(HOME REPORT £275K)**



Description

Lindsays are delighted to offer to the market this lovely, detached family home located within a quiet street in popular Carnoustie. MacDonald Smith Drive 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, double glazing and excellent storage. Included in the sale are all fitted floor coverings, light fittings and blinds where fitted along with integrated white goods.

This versatile home is split over two levels and the ground floor comprises; Hallway with useful storage under the stairs, utility room, bright & spacious lounge, fitted kitchen with ample counter, cupboard and dining space along with doors leading to the rear garden, an office room, two double bedrooms one with built in storage a family bathroom with shower over the bath and chrome towel rail. Upstairs is more useful storage, a generously sized double bedroom with built in storage and the principle bedroom with excellent storage and a shower room ensuite.

Externally, to the front of the property is a well maintained lawn garden area and the gated chipstone driveway providing off-street parking for multiple vehicles. The main garden is to the rear of the property, this is a fully enclosed low maintenance suntrap garden and comes with two sheds both with power and lighting included in the sale.

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 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.

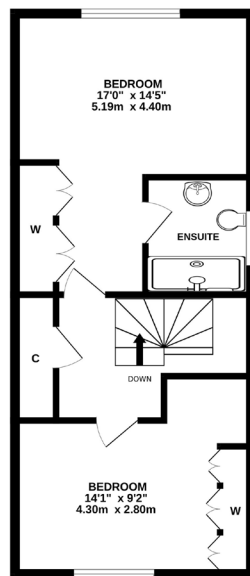
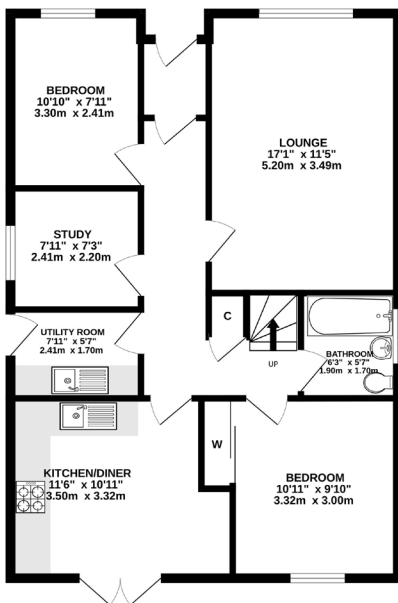
Viewing

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



GROUND FLOOR

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. Made with Metropack (C)2012.

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.