



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



9 Craigmill Gardens, Carnoustie, DD7 6HT

Offers Over **£220,000**



- Semi Detached Villa
- Modernised throughout
- Quiet Cul-de-sac
- Garage and Driveway
- Enclosed Rear Garden
- Lounge Dining
- Quality Kitchen
- 3 Double Bedrooms
- Modern Bathroom & Shower
- GCH; UPVC DG; Alarm

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This spacious and fully modernised SEMI DETACHED VILLA enjoys a south facing aspect and is situated in a quiet cul de sac just off Carlogie and Panbride Roads. The house benefits from a modern kitchen and bathroom, combi gas central heating and quality double glazed windows and doors. A long driveway with parking for three/four cars leads to the separate garage. There is an easily maintained front garden and an enclosed rear garden laid out with a paved patio and large lawn. Carlogie Primary School is within walking distance and there is easy access onto Carnoustie High Street and also onto the A92 dual carriageway into Dundee.

ENTRANCE HALL

Front entrance door. Karndean flooring. Cupboard housing Worcester gas boiler and space for tumble dryer or storage. Separate cloaks/storage cupboard.

LOUNGE/DINING

A spacious lounge with rear dining area. Large picture window overlooks the south facing front garden. Oak laminate flooring. Door to adjoining kitchen.

KITCHEN

Fully fitted with modern gloss white wall and base units and oak effect worktops. Splash back tiling. Integral oven, hob and stainless steel chimney filter. Dishwasher. Integral automatic washing machine, fridge and freezer. Inset 1 ½ bowl stainless steel sink with drainer and mixer tap. Oak laminate flooring. Window and glazed door to rear garden.

DOUBLE BEDROOM

Window overlooks the front garden. Full wall length wardrobes with mirror sliding doors. Built in double wardrobe with mirror sliding door.

DOUBLE BEDROOM

Window overlooks the rear garden. Built in wardrobe.

DOUBLE BEDROOM

Window overlooks the rear garden. Built in double wardrobe.

BATHROOM

Full wall and floor tiled. Fully fitted with white three piece suite including vanity unit incorporating wash hand basin. White bath with thermostat shower and glazed shower screen. Recessed downlights. Opaque window. Towel radiator.

GARAGE

A long balmullo chip driveway with parking for three or four cars leads to the separate garage. Up and over door. Courtesy side door to rear garden. Power and light.

GARDENS

The south facing front garden is laid out with lawn and paved path. The enclosed rear garden is laid out with large lawn paved patio and paths. Outside water tap. Outside lights.

EXTRAS

Included are all floor coverings, carpets, curtains, light fittings and integral kitchen appliances and dishwasher.

LOCATION

Carlogie Road links Carnoustie High Street to the A92 dual carriageway. Turn off Panbride Road and into Craigmill Gardens.

EPC – C

HOME REPORT VALUATION - £220,000



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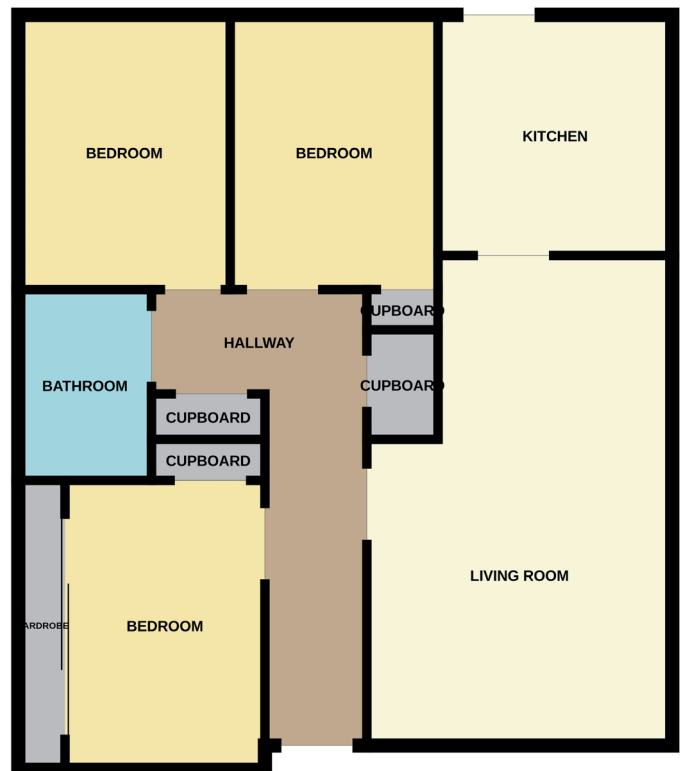


ACCOMMODATION

(All measurements are approx.)

Lounge/Dining	20'2" x 12'8"	(6.15m x 3.90m)
Kitchen	10'2" x 9'4"	(3.10m x 2.88m)
Double Bedroom	11'8" x 8'2"	(3.60m x 2.50m)
Double Bedroom	11'5" x 8'5"	(3.50m x 2.60m)
Double Bedroom	9'5" x 8'9"	(2.90m x 2.70m)
Bathroom	7'1" x 5'4"	(2.15m x 1.65m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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All measurements approximate.



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