



62 Oswald Street, Carnoustie, DD7 7DN

OFFERS OVER £220,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Modern Private Development**
- **Semi-Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen/Diner**
- **Cloakroom**
- **Family Bathroom**
- **Master Bedroom with En Suite**
- **2 Further Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **Private Gardens**
- **Monobloc Driveway**
- **NHBC Warranty**
- **Absolute Move in Condition**

The Chamber Practice are delighted to bring to market this beautifully presented 3 bed semi-detached villa situated in the modern Greenlaw Park development by Persimmon Homes on the northern periphery of this charming seaside town. There are local amenities within easy reach and the town centre, beach front, leisure centre, rail station and championship golf course are all within a short drive.

The subjects are in immaculate condition throughout and benefit from high spec. fittings and fixtures, double glazing, gas central heating, quality floor coverings and neutral décor.

Accommodation comprises: entrance hall with connecting doors to lounge and cloakroom and carpeted staircase to upper floor; bright and airy lounge with front facing window; beautifully appointed kitchen/diner fitted with a range of base and wall mounted units finished in matt grey with contrasting worktops, integrated gas hob, electric oven, fridge freezer, washing machine and dishwasher, understair storage cupboard, and clearly defined dining area with French doors leading to rear garden; cloakroom with W.C., and wash hand basin. On the upper landing there is a window to side allowing excellent natural light and connecting doors to bedrooms and bathroom; family bathroom with W.C., wash hand basin, bath with electric shower over and hatch to attic; master bedroom with built in mirrored wardrobes and connecting door to en suite shower room which has W.C., wash hand basin and shower cubicle housing mains fed shower; further double bedroom and a single bedroom.

Externally there are fully enclosed gardens to the rear with lawn and garden shed and Monobloc driveway to the front providing off street parking for 2 vehicles.

This lovely family home is in absolute move in condition and early viewing is essential to avoid disappointment.

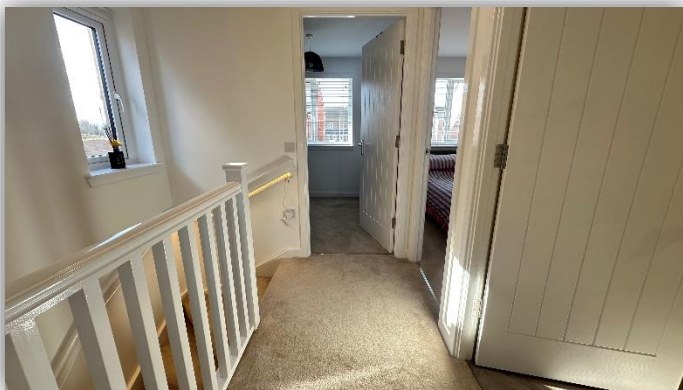
Carnoustie and golf are inextricably linked, with one of the three splendid courses which make up the town's famous links a regular on The Open rota. Once a tourist town - and it still attracts visitors in their droves - these days it is popular with homebuyers seeking a handy base to commute to Dundee, 11 miles away, or Aberdeen to the north.

But with a high school rebuilt in 2008 and three feeder primaries - and a population around the 12,500 mark - Carnoustie has preserved its own identity. That is reinforced by a range of local clubs catering for pursuits as varied as yachting, rugby and football.

The town is on the bay developed around the mouth of the Barry Burn, along with the nearby hamlets of Grange of Barry and Panbride, and the old fishing village of East Haven. The sprawling beach was once a haunt of the Royal Family holidaying at Glamis and remains a wonderful local amenity.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any errors, 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 Metreplan 12/2014



Included in the sale are all carpets and floor coverings, window blinds, light fittings, integrated appliances and garden

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.