



**lindsays**

33 The Maltings,  
Victoria Street Carnoustie DD7 7LF

*"Immaculately presented two bedroom penthouse apartment with stunning views across the golf course"*

- Hallway
- Lounge/Dining/Kitchen
- Principal Bedroom with ensuite
- Double Bedroom
- Family Bathroom
- Large Open Balcony
- 2x Designated Spaces

EPC Rating B

**OFFERS OVER £200,000**



## Description

This is a rare opportunity to purchase this immaculately presented two bedroom penthouse apartment with stunning, uninterrupted views across the golf course. The Maltings is a lovely modern development in Carnoustie which is ideally situated for ease of access to a number of amenities. This includes shops, schools and a regular commuter bus route.

The property is offered to the market in move in condition and comprises: hallway with built in storage and an open plan lounge/dining/kitchen. The kitchen is fully integrated with fridge/freezer, dishwasher, washer/dryer, double oven, 5 hob gas burner and extractor fan. In the lounge, patio doors lead to a balcony which has stunning uninterrupted views across the Carnoustie Golf Links. The principal bedroom has a built in wardrobe and ensuite shower room while the second double bedroom also has built in storage. The family bathroom features a jacuzzi bath with shower over. There are a number of benefits with the property which include double glazing, gas central heating and attic space with Ramsay ladder access. There is also a sonos speaker system in the ceiling. Security is assured with a secure phone entry system and a lift which takes you to a private landing with number 33 being the only property at this access point.

Externally there are two designated parking spaces with the property. The development is maintained to a high standard and a monthly factor fee is payable to ensure this.

Early viewing is highly recommended to fully appreciate the property on offer.

## Area

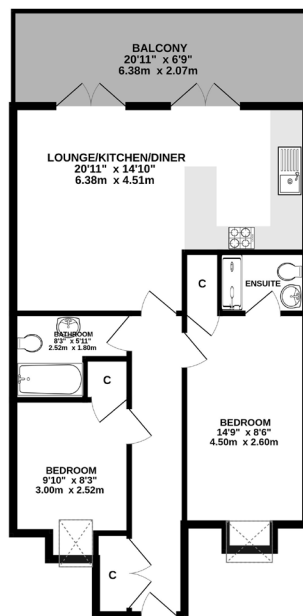
Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostellers. Famous for its golf association the town is proud of its landmark Championship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



4TH FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of items, wall-to-wall, room 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 to any prospective purchaser. The artwork, fixtures and appliances shown have not been tested and the guarantee as to their quality or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.