





45 Spencer
Crescent,

Carnoustie, Angus,
DD7 6DQ

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Summary

A two-bedroom semi-detached house with stylish, modern interiors quietly located in the coastal town of Carnoustie just 25 minutes from central Dundee. The accommodation comprises a large living and dining room with a sizeable window for ample natural light, a kitchen with rear garden access, two spacious bedrooms with wardrobes, and a modern shower room. The property is further accompanied by driveway parking and front and rear gardens, with a sunny double-aspect summerhouse and a paved patio with seating space.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Semi-detached house with modern interiors
- Quiet-cul-de-sac setting in Carnoustie
- Entrance hall with storage
- Generous carpeted living/dining room
- Fitted kitchen with rear access
- Wardrobed main bedroom
- Versatile second bedroom with wardrobe
- Modern shower room
- Low-maintenance garden grounds
- Sunny double-aspect summerhouse
- Private driveway parking
- Gas central heating and double glazing



“The ideal family home benefits from two bedrooms, an open plan living and dining room, a kitchen and shower room.”







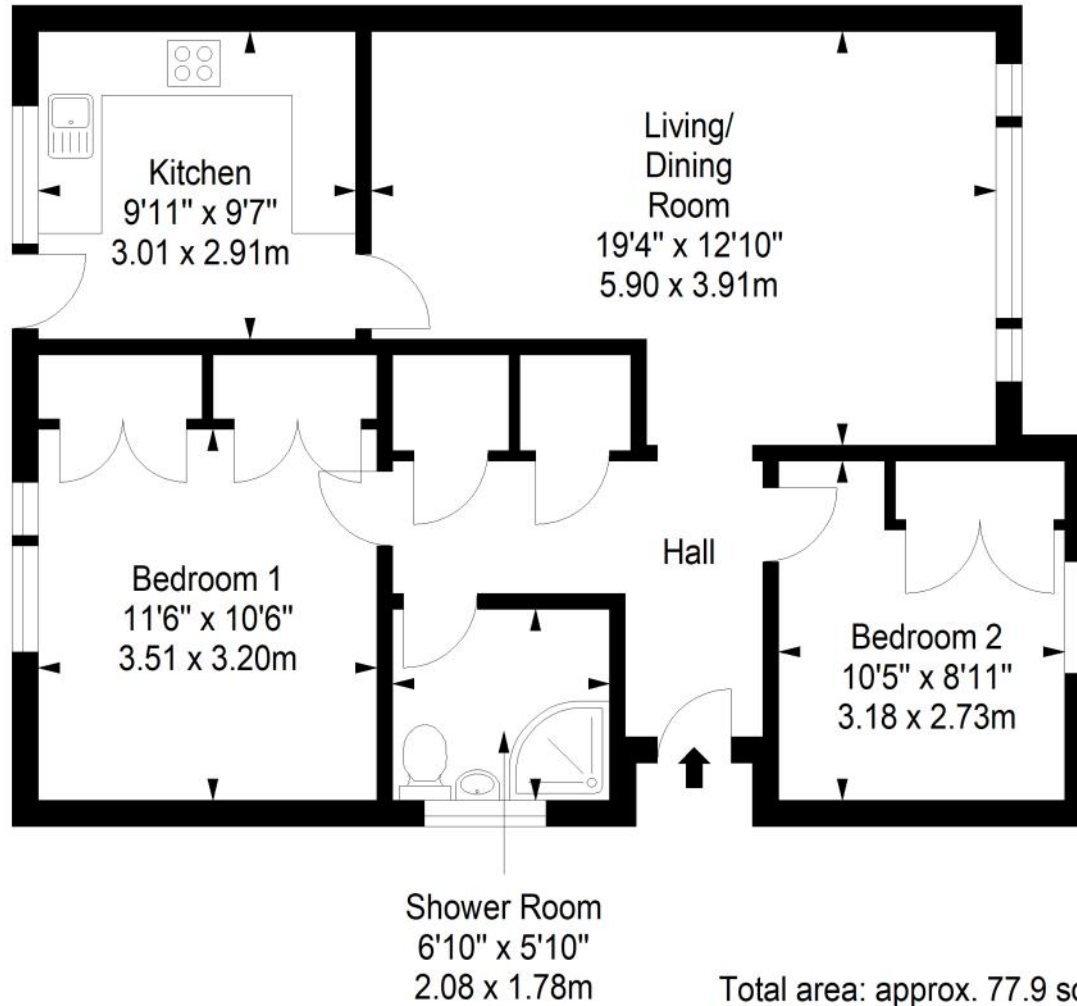
“This two-bedroom semi-detached house is situated to access excellent local amenities, including shops, schools, green spaces and bus/road links.”



Floorplan

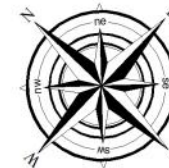
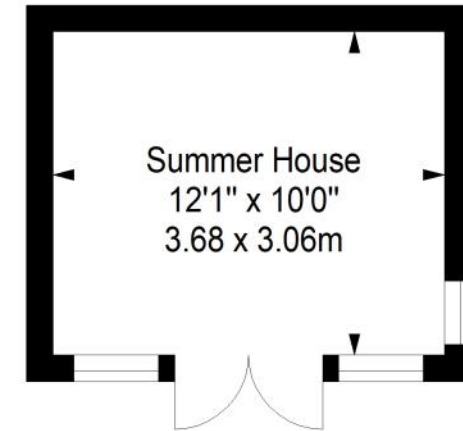
Ground Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



Summer House

Approx. 11.2 sq. metres (120.5 sq. feet)



Total area: approx. 77.9 sq. metres (838.5 sq. feet)



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