



**lindsays**

5 Wallace Street,  
Carnoustie, DD7 7BQ

*"Spacious two bedroom semi-detached villa in popular residential location".*

- Hallway
- Kitchen/Diner
- Lounge
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Driveway & Gardens

EPC Rating C

**OFFERS OVER £150,000**





## Description

Lindsays are delighted to offer to the market this spacious two bedroom semi-detached villa in a popular location of Carnoustie. Wallace Street is ideally located with ease of access to local amenities such as schooling, shops and public transport. The property benefits from gas central heating and double glazing throughout. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

The accommodation offers comfortable living over two levels and the ground floor comprises; Hallway with storage under the stairs, fitted kitchen with ample space for dining and useful vestibule area that leads to the back garden, along with the bright and spacious lounge. Upstairs there is good storage on the stairs landing, large primary bedroom with built in storage along with an additional generously sized double bedroom and a modern shower room.

Externally to the front of the property is the driveway & car port providing off-street parking for multiple vehicles along with a well maintained garden area mainly laid in lawn with some mature plants and shrubs. To the rear of the property is the south facing, fully enclosed garden, mainly laid in lawn with a patio seating area and a shed that is included in the sale.

This family home is in a prime location and early viewing is highly recommended to appreciate the space the property has to 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 hosteleries. 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.

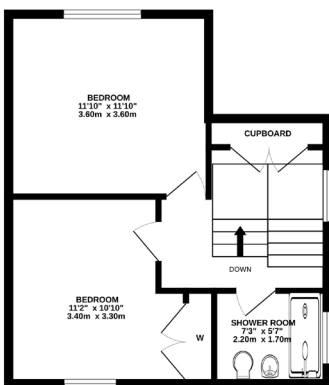
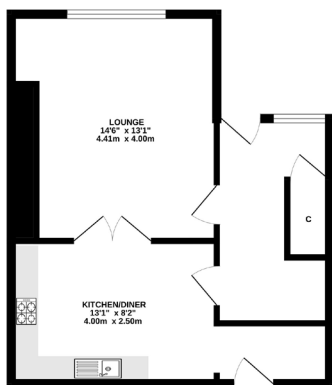
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST 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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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.