



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



27 Queen Street, Carnoustie, DD7 7AX

Offers Over **£85,000**



- Upper Corner Flat
- Modernised Flat
- Popular Area
- Rear Garden
- Rear Mutual Parking
- Lounge
- Dining Kitchen
- Double Bedroom
- Bathroom
- ECH; UPVC DG

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This modernised UPPER FLOOR CORNER FLAT is situated in a traditional two storey stone building in a popular area of the town and minutes' walk from the high street. The flat benefits from a lounge with corner window view, fully fitted dining kitchen, electric central heating and UPVC double glazed windows and front door. There is a rear area of garden ground with a shared out house and a mutual car parking area.

HALL

An external stair leads to the front entrance door.

LOUNGE

Two corner windows with southwest aspect.

DINING KITCHEN

Fully fitted with gloss black finish wall and base units and granite effect worktops and upstand. Integral electric hob, oven and stainless-steel filter. Inset carbonate sink with drainer and mixer tap. Plumbed for and including automatic washing machine. Integrated fridge/freezer. Tiled floor. Window overlooks side passageway.

DOUBLE BEDROOM

Window overlooks side passageway.

BATHROOM

White three-piece suite. Vanity unit incorporating wash hand basin and toilet. Large wall mirror. Electric instant shower and glazed screen over bath. Wet wall. Parador style ceiling with recessed downlights. Tiled floor.

GARDENS

To the rear there are several areas of garden ground. Part of the garden is exclusive to the flat. Shared out house. Mutual driveway to mutual car parking area.

EXTRAS

Included are all fitted carpets, curtains, blinds and integral kitchen appliances.

LOCATION

Off High Street turn up Queen Street the property is on the right approximately halfway up.

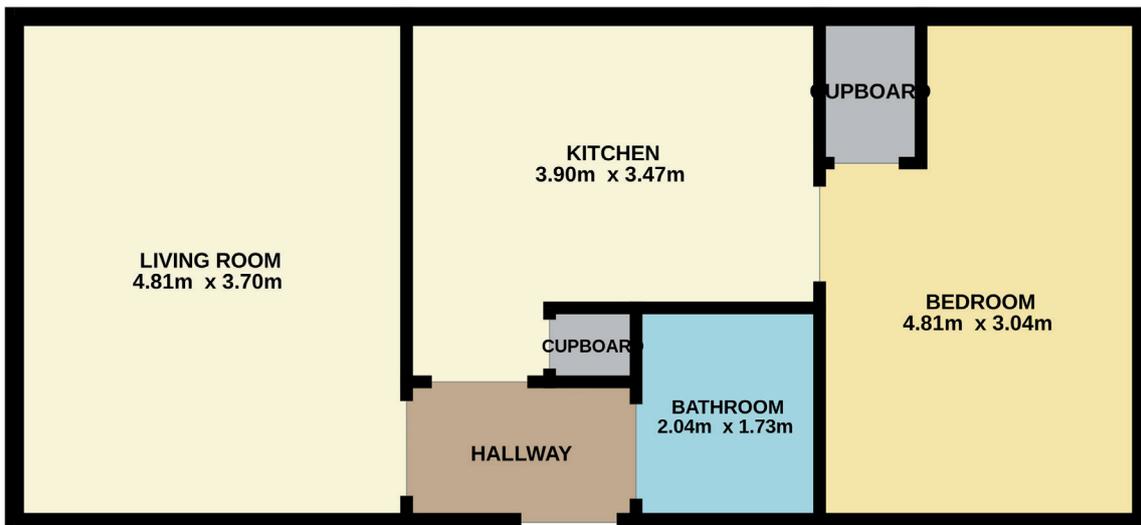
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HOME REPORT VALUATION - £85,000





FIRST FLOOR
51.0 sq.m. approx.



TOTAL FLOOR AREA : 51.0 sq.m. approx.

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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