

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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250 Ravensby Road, Carnoustie, DD7 7NW

- **End Terraced Chalet Villa**
- **Hallway**
- **Lounge/Dining**
- **Kitchen Dining**
- **Bathroom**
- **2 Double Bedrooms**
- **Electric Heating & Double Glazing, EPC E**
- **Driveway Parking**
- **Gardens to Front & Rear, 2 Sheds**
- **Close to all Amenities**

Offers over £120,000

This end terraced chalet villa is situated a popular residential location within convenient distance of all local amenities, including Burnside Primary School, Carnoustie High School, local shops, public transport, seafront, Championship Golf Course and all amenities. The A92 dual carriageway is only a short drive away and connects to Dundee and Aberdeen. Monifieth and Broughty Ferry are a short drive away.

The property whilst in need of some cosmetic upgrading offers the purchaser a blank canvas with excellent potential to put their own stamp on this well located home. Features include double glazing with patio doors and electric heating.

There is driveway parking to front and the gardens are laid for ease of maintenance in artificial grass and gravel chips and decking. The rear garden is fully enclosed and is laid to lawn with decking and has two sheds.

This is an excellent opportunity to obtain a home of this style and location and viewing is highly recommended.

Hall: Staircase to upper floor accommodation. Large walk in cupboard housing hot water tank.

Lounge/Dining: Approx. 6.86m x 3.26m Spacious public room with double glazed picture windows to front and double glazed patio doors to rear.



Kitchen Dining: Approx. 3m x 3.6m. Fitted with a range of floor, wall and drawer units. Double glazed window and exterior door to rear.





Bathroom:

Approx. 1.81m x 1.1m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath.



Upper Landing

Bedroom 1:

Approx. 4.3m x 3,32m. Spacious double bedroom with double glazed window to front. Double fitted wardrobe.



Bedroom 2:

Approx. 5.1m x 2.68m. Another spacious room with double glazed window to front. Fitted wardrobe.



Outside:

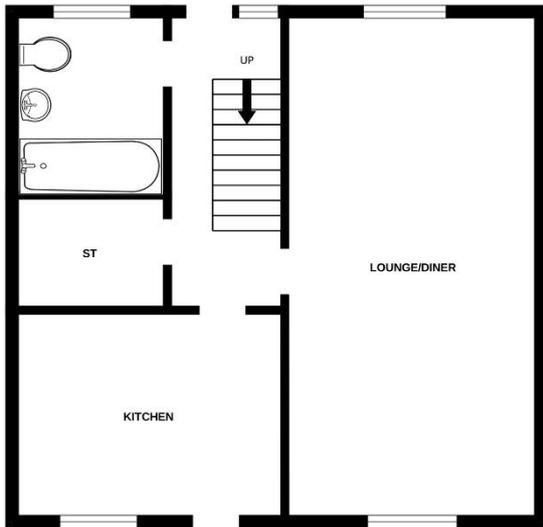
Driveway Parking and timber gates. Low maintenance artificial grass and gravel chips. Decking.

Enclosed rear garden with lawn , paving stones and two sheds.

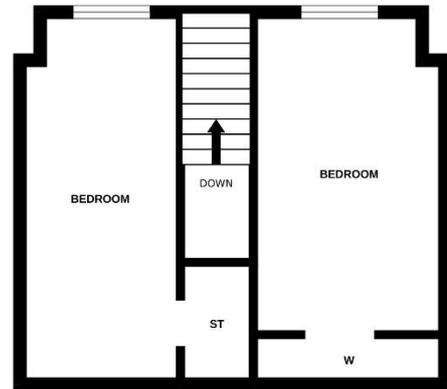




GROUND FLOOR



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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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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