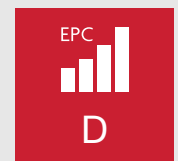
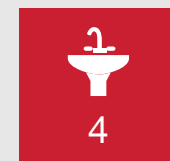
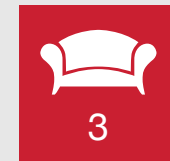


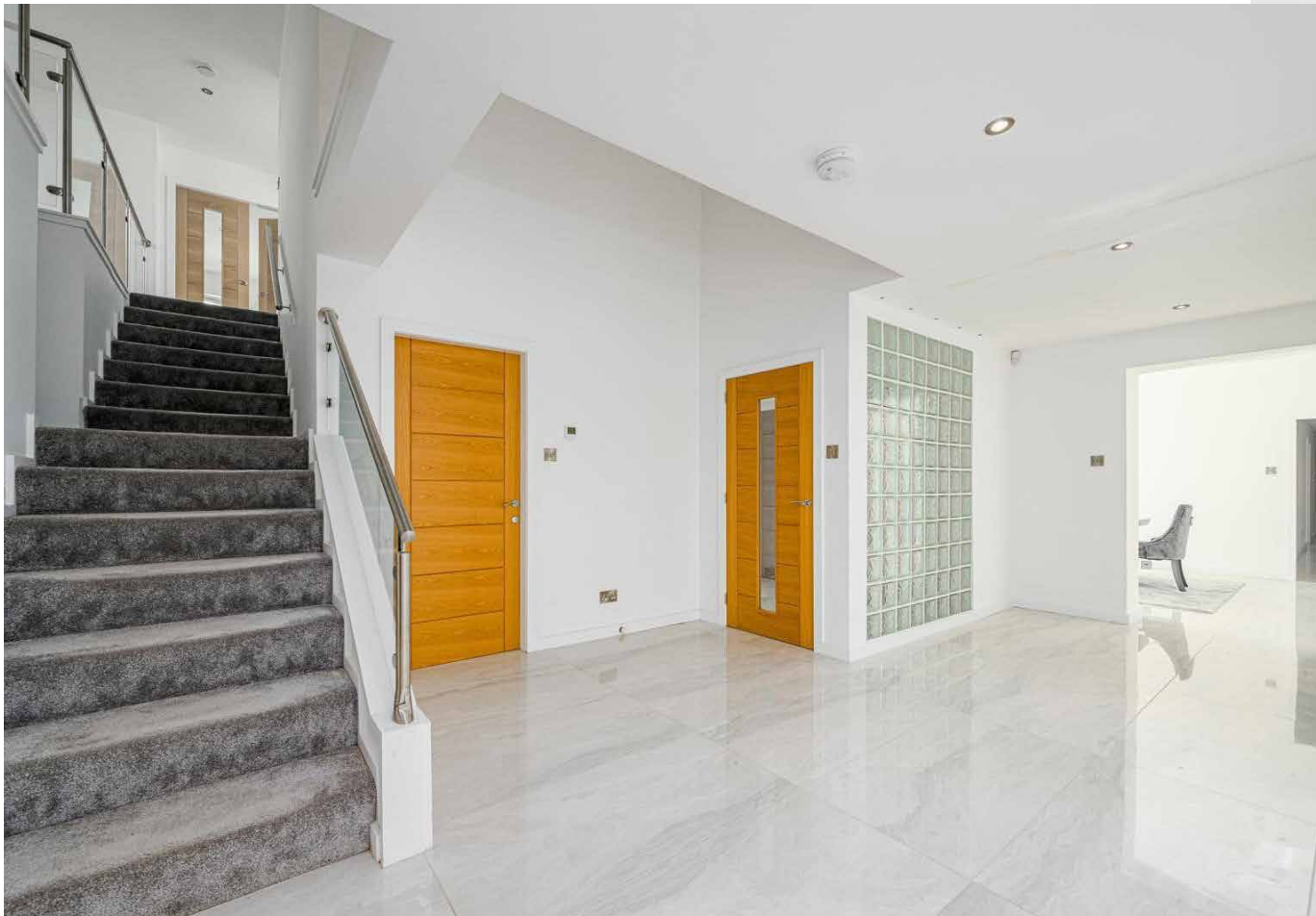


Thorntons 
The right way to move

The Chocolate Box East Scryne

Carnoustie, Angus, DD7 6LL





This stunning five-bedroom, four-bathroom detached residence seamlessly blends luxury styling with functionality for superior family living. Ready for its new owners in turn-key condition, it boasts exceptionally bright and spacious interiors with multiple reception areas—one on the first floor featuring a balcony with sea views.

This exclusive property occupies a secure, easy-to-maintain plot, with substantial gardens and a gated driveway, that promises tranquillity without compromising convenience. Its semi-rural location, served by bus links and within walking distance of the beach, is just over two miles from the coastal town of Carnoustie, famed for golfing and offering shops and services, including schools and rail links to Aberdeen and Dundee.

A vestibule and hall (both with storage) provide a warm welcome, showcasing the home's grand proportions and immaculate minimalist finish. The hall (featuring a handy WC) grants access to the dining room and kitchen, with quality floor tiles flowing seamlessly throughout.

Features

- Luxury detached family home with coastal views
- Vestibule and hall, both with storage
- Formal dining room with garden access
- Triple-aspect living room with garden access and log burner
- Integrated kitchen with breakfast island and garden access
- First-floor living room with seating balcony
- Multi-purpose games room with garden access
- Five double bedrooms (three with storage, principal with dressing room)
- Two en-suite shower rooms and two en-suite four-piece bathrooms
- An extra WC on each floor
- Secure wraparound gardens
- Large driveway with electric gates
- Oil-fired heating and double-glazing



The kitchen connects to the oak-floored living room, which features a triple aspect and a cosy log burner in one corner.



The reception rooms and kitchen open outside, connecting effortlessly to the gardens on warmer days. Featuring a six-seater breakfast island, the stylish, high-end kitchen also provides ample storage and workspace, neatly integrated with an oven, induction hob, concealed extractor, dishwasher, and fridge-freezer. An adjoining utility room offers a discreet laundry area with freestanding appliances.

Also on the ground floor is a sizable games room with garden access, suitable for various uses, such as a gym or home office. This room is in a wing accessed via an internal hall off the dining room.





“Two double bedroom suites with deluxe shower rooms — one also featuring a fitted wardrobe.”





On the first floor, an impressive galleryed landing overlooks the living room below. It includes a convenient WC and leads to two further double bedrooms—one with a walk-in wardrobe and an en-suite four-piece bathroom.

The principal suite shares this outlook and has a secluded position in the home, with the luxury of a dressing room and a four-piece bathroom. All bedrooms, the landing, and the first-floor living room are plushly carpeted for ultimate comfort.

The property benefits from app-controlled alarm systems, full double glazing, and oil-fired heating (part underfloor and part radiators), with supplementary electric radiators.

Extras: The sale includes all fitted flooring, window coverings, light fixtures, and kitchen/utility room appliances.



“A second living room with a stylish living flame fire and access to a sheltered seating balcony with blissful vistas across open fields to the sea.”







Outside, the wraparound plot is reassuringly safe for family recreation and provides unrivalled privacy in parts. It features manicured lawns and a large, tarmacked driveway accessed via electric gates.

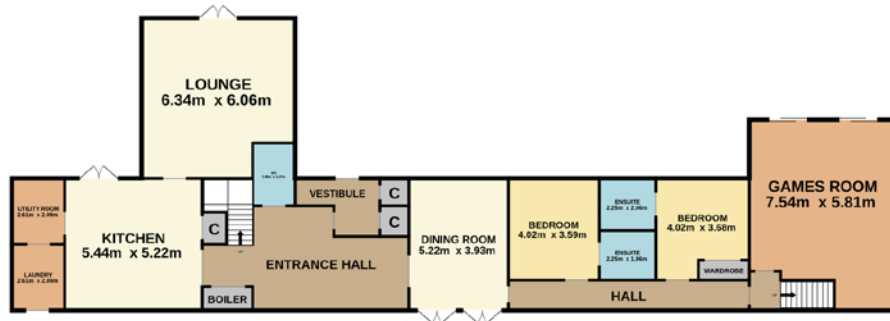


Carnoustie

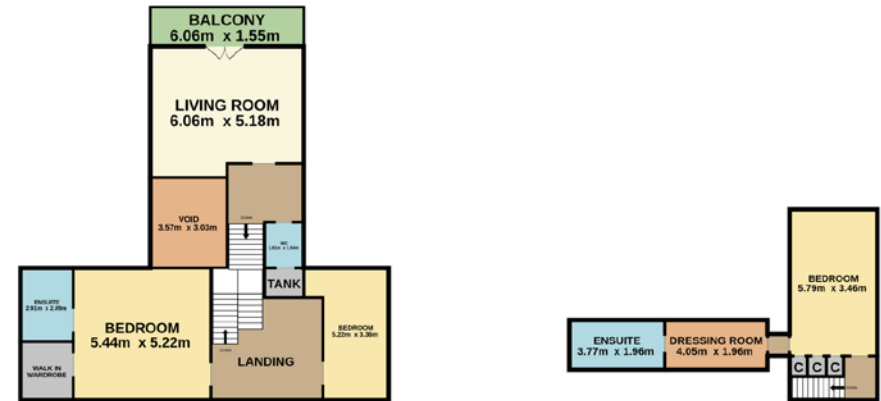
Situated just over ten miles from the city of Dundee, the coastal town of Carnoustie is a mecca for golf enthusiasts and is famed for its world-class links golf course, which has hosted the Open Golf Championship in 2018. With its foundations in local agriculture and the textile industry, this Angus town, founded in the 18th century, latterly found popularity as a Victorian seaside resort. In the last few decades, it has developed into an ideal spot for commuters. The town itself enjoys excellent local amenities, including supermarkets, shops, cafés and restaurants, banking and a medical practice, in addition to primary and secondary schooling. A short drive away, the vibrant city of Dundee boasts a full range of high street outlets and a cultural hub, with museums including the world-renowned V&A Dundee. In addition to the championship course (regarded as amongst the toughest in the world), this stretch of the East Coast is well-known for its outstanding golf courses. The town is surrounded by the beautiful Angus countryside, and its coastal setting offers a wonderful seaside lifestyle, with a promenade, leisure centre, sports facilities and play area, and walks along long stretches of beach in the local area. The town benefits from excellent road links and a train station, with a direct service along the coast to Dundee, making it very well connected not only to the city but also to the surrounding area.

Floorplan

GROUND FLOOR
234.3 sq.m. approx.



1ST FLOOR
171.2 sq.m. approx.



TOTAL FLOOR AREA : 420.0 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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