



lindsays

14 Millar Street,
Carnoustie, DD7 7AS

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

- Hallway
- Kitchen/Diner
- Family Room
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating D

OFFERS OVER £200,000



Description

Lindsays are delighted to present to the market this spacious and well-appointed three-bedroom semi-detached villa, located in a highly sought-after area of Carnoustie. Situated on Millar Street, the property enjoys a prime location with convenient access to a range of local amenities including schools, shops and public transport links. It further benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and fitted blinds.

The accommodation is spread across two levels offering versatile and comfortable family living. On the ground floor you'll find an entrance vestibule and hallway, a stylish modern kitchen with ample counter space, storage and room for dining, and a bright generously proportioned family room with French doors opening onto the rear garden. Also on this level is a spacious double bedroom, ideal for guests or flexible use. Upstairs a cloakroom/WC adds convenience, alongside additional storage and two further large double bedrooms each featuring charming bay windows that flood the rooms with natural light. The contemporary family bathroom includes both a bath and a separate shower for added functionality.

Externally, the front of the property boasts a low-maintenance patio area, while the rear garden is fully enclosed and well maintained. Mainly laid to lawn, it also includes a patio seating area and a summer house, which is included in the sale.

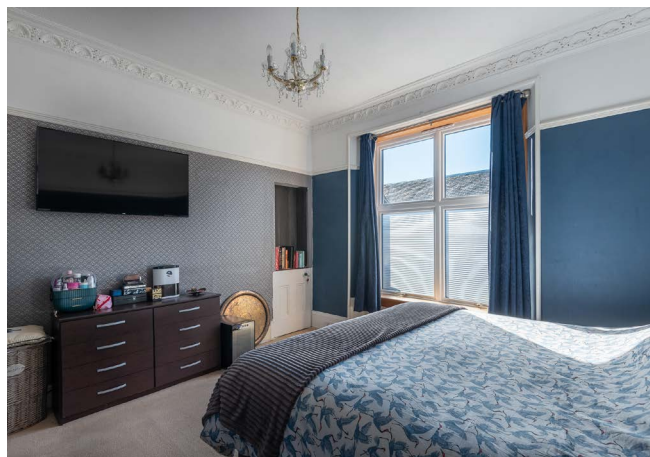
This wonderful family home offers generous living space in a fantastic location. Early viewing is highly recommended to fully appreciate all it has to offer.

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 hostelrys. 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.

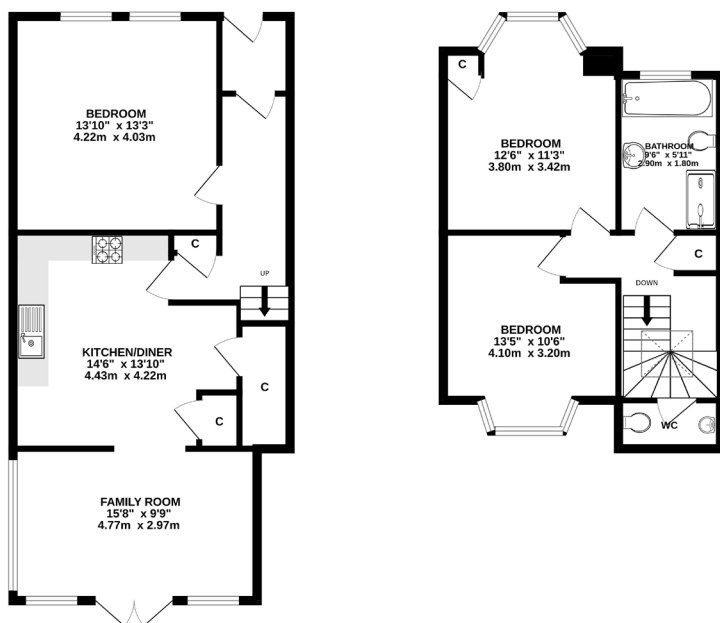
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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.

Made with Herman 12/25

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.