



lindsays

**24 Esk Gardens,
Carnoustie, DD7 6GH**

"A spacious family home located in quiet cul-de-sac within a popular residential location".

- Hallway
- Lounge/Dining
- Kitchen/Diner
- Utility
- Cloakroom/WC
- Primary Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Driveway & Garage
- Gardens

EPC Rating C

OFFERS OVER £255,000



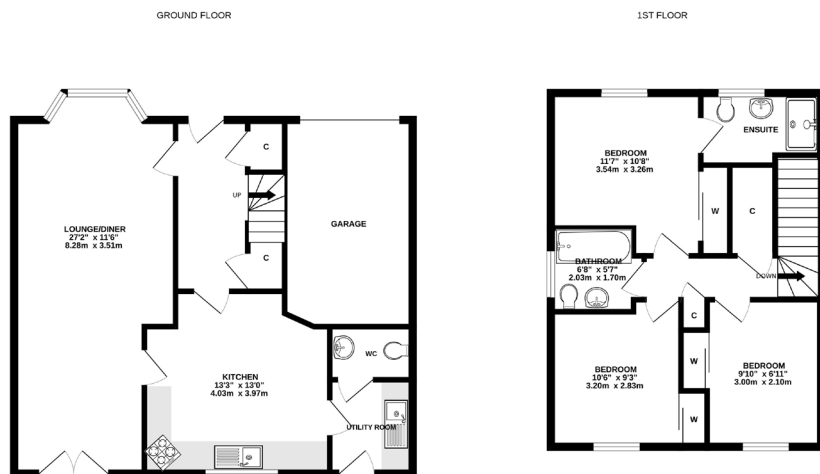
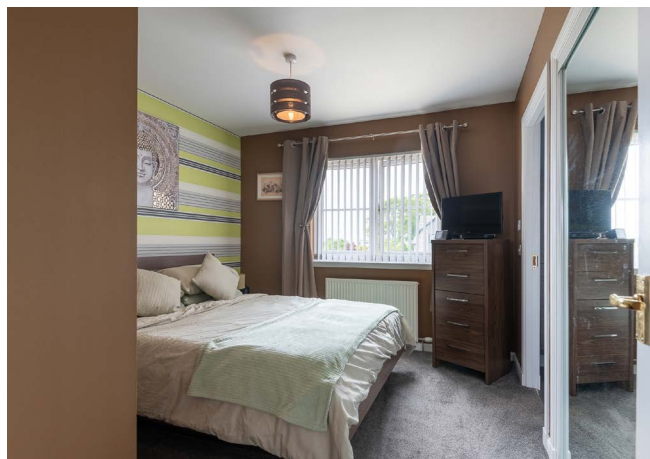
Lindsays are delighted to offer to the market this spacious three bedroom detached family home located in a quiet cul-de-sac within a popular residential location of Carnoustie. 24 Esk Gardens is ideally situated for ease of access to a number of local amenities including shops, schools, and a regular commuter bus route. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with all integrated appliances.

Externally to the front of the property is the driveway that leads to the single garage. The front garden is laid in lawn and wraps round to the side of the property. The main garden is to the rear of the property. This is a large, fully enclosed space mainly laid in lawn.

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

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.

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



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.