



Alan E Masterton
SOLICITORS & ESTATE AGENT

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31 Craigmill Gardens, Carnoustie, DD7 6HT

Offers Over £185,000

Semi Detached Bungalow

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Semi Detached Bungalow

31 Craigmill Gardens, Carnoustie, DD7 6HT

Located within a quiet cul-de-sac on the north east side of Carnoustie this 2 bedroomed semi-detached bungalow is ideally located for high street shops, railway station, beach front and the world-famous Carnoustie golf course.

Number 31 provides spacious living in an extremely popular residential area. This superb semi-detached property offers bright accommodation comprising of an entrance hallway with 2 large storage cupboards, bright dining lounge overlooking the front garden, a well-proportioned kitchen that opens up into a conservatory, shower room and two bedrooms with storage.

Property benefits from gas central heating, double glazing, low maintenance gardens, ample storage throughout and a peaceful location.

Entrance Hall:

Bright and welcoming entrance hall accessed through a solid wooden security door, the hallway gives access to both bedrooms, dining/lounge, shower room as well as two large hall storage cupboards and access to attic space.

Lounge/Dining: 5.92m x 3.92m:

Overlooking the beautifully maintained front garden this bright living space is flooded with natural light and opens up to the well-proportioned kitchen.

Kitchen: 3.08m x 2.92m:

A bright kitchen with ample storage space provided by a good range of floor and wall storage units with contrasting worktop and splash back. Large window flood this room with natural light from the conservatory. Kitchen appliances consist of an integrated dishwasher and space for cooker, tall fridge freezer and washing machine.

Conservatory: 2.80m x 2.35m:

An excellent additional space that overlooks the well maintain rear garden. External door leads out to a patio area within the secluded garden making it an ideal space for dining and entertaining throughout the warmer months.

Shower Room: 2.08m x 1.72m:

Fully tiled shower room consisting of a corner shower cubicle, wash hand basin, w.c. and space for storage unit.

Bedroom 1: 3.22m x 3.18m:

A generous sized double bedroom with window overlooking the rear garden. Bedroom benefits from wall to wall built in wardrobes.

Bedroom 2: 3.18m x 2.74m:

A bright and airy bedroom with large window overlooking front of the home.

Garden Area:

Attractive garden areas to the front and back of the home. The front of the property is laid with lawn with borders of mature bushes, trees and shrubs. Large, chipped driveway leads to the main entrance to the home and gives access to the rear garden. The garden area to the rear of the home is low maintenance and fully enclosed: providing an excellent space in which to relax, dine and entertain in the summer months.













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Council Tax Band:

C (Angus Council May 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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