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**25 Ravensby Park Gardens, Carnoustie, DD7 7NY**  
**Offers Over £ 240,000**



**Accommodation: - Hallway, Lounge, Dining Room, Kitchen, Three Double Bedrooms, Bathroom, Driveway, Garage, Gardens.**

Situated in the popular town of Carnoustie, this newly renovated detached bungalow commands an elevated corner plot and would make an ideal family home. It is in immaculate walk-in condition and is available for early entry. The property also benefits from gas central heating, double glazing, garage and driveway and gardens to front and rear.

It is ideally situated for local amenities including Carnoustie Championship Golf Course, Carnoustie Beach, schools and shops. It is also within walking distance of local bus services to Dundee and Arbroath and the local Rail Station which is on the main east coastline.

Viewing of this property is highly recommended to appreciate the standard of the home on offer.

**Hallway**

Entering through modern front door with glass panels into long hallway, spotlight fittings, three storage cupboards, radiator, carpeted.

**Lounge (16'4 x 12'4')**

Large, bright lounge with picture window overlooking front garden, light fitting, radiator, carpeted.

**Dining Room (11'4 x 11'4)**

Bright dining room to rear of property, window overlooking rear garden, light fitting, radiator, carpeted. Door to kitchen.

**Kitchen (16'4 x 11'8)**

Well-proportioned kitchen with fitted wall and base units and coordinating work top surfaces, one and a half sink and drainer, breakfast bar, integrated washing machine, dishwasher, fridge freezer, electric double oven, electric hob, cooker hood, spotlight fittings, window and patio doors to rear garden, radiator, vinyl flooring.

**Bathroom (7'5 x 7'2)**

Newly installed partially tiled bathroom with white three-piece suite incorporating wash hand basin, w.c. and bath with mains shower over, shower screen, window, heated towel rail, light fitting, tiled flooring.

**Bedroom 1 (12'4 x 11'1)**

Spacious master bedroom with window overlooking front garden, fitted cupboard, pendant light fitting, radiator, carpeted.

### Bedroom 2 (11'4 x 10'1)

Second good-sized double bedroom with window to rear, double fitted wardrobe, pendant light fitting, radiator, carpeted.

### Bedroom 3 (12'4 x 8'8)

Third double bedroom with window to rear, pendant light fitting, fitted cupboard, radiator.

### Outside

To the Front: - Driveway providing off-street parking leading to garage. Low maintenance front garden set in lawn with path to rear garden.

To the Rear: - Large rear garden set in lawn with patio area and mature shrubs and trees.

### Viewing

By appointment.

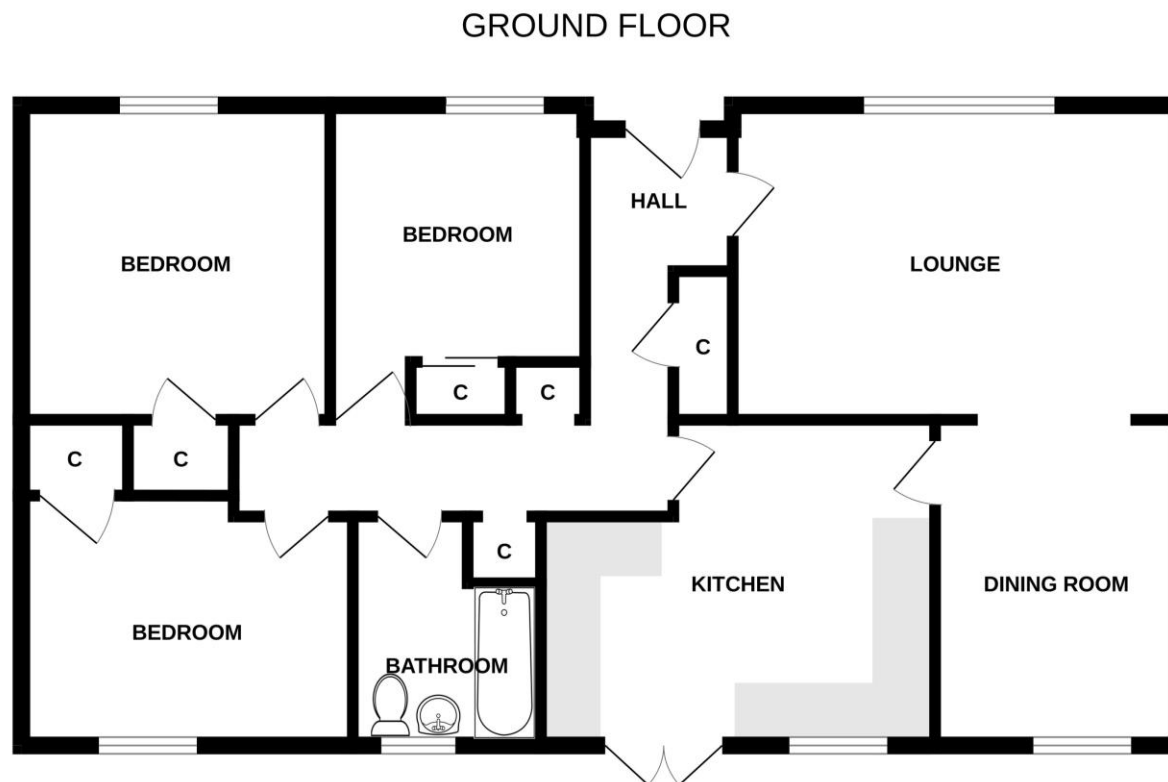
Contact Solicitors on 01382 204625.

*All measurements are approximate* -Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

### **HOME REPORT AVAILABLE AT:**

<https://homereports.survpoint.co.uk/3mazesqa0u>

**EPC RATING: C**



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.







