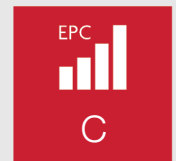
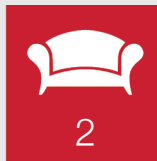




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70 Newton Crescent,

Carnoustie, Angus,
DD7 6JB





Summary

Situated in seaside Carnoustie, within commuting distance of central Dundee, this spacious detached house is well presented with modern interiors, including three bedrooms, a living room with sliding doors to the triple-aspect sunroom with garden access, a breakfasting kitchen, a partially floored attic with ladder and light, a bathroom, and a separate WC. Externally, 70 Newton Crescent benefits from access to lovely wraparound gardens with outdoor seating, private parking, including a roller-doored garage with power and lighting, and a paved driveway, as well as easy access to local amenities such as parks, schools, shops, and the beach. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Detached house on a corner plot
- Coastal cul-de-sac setting in Carnoustie
- Entrance hall with storage and WC
- West-facing living/dining room with fireplace
- Sunny triple-aspect sunroom
- Breakfasting kitchen with rear access
- Two double bedrooms with wardrobes
- Versatile third bedroom
- Four-piece bathroom
- Private wraparound gardens
- Private garage and driveway parking
- Gas central heating and double glazing



“A spacious detached house in Carnoustie, with three bedrooms, two reception rooms, a bathroom and a guest WC.”







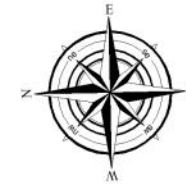
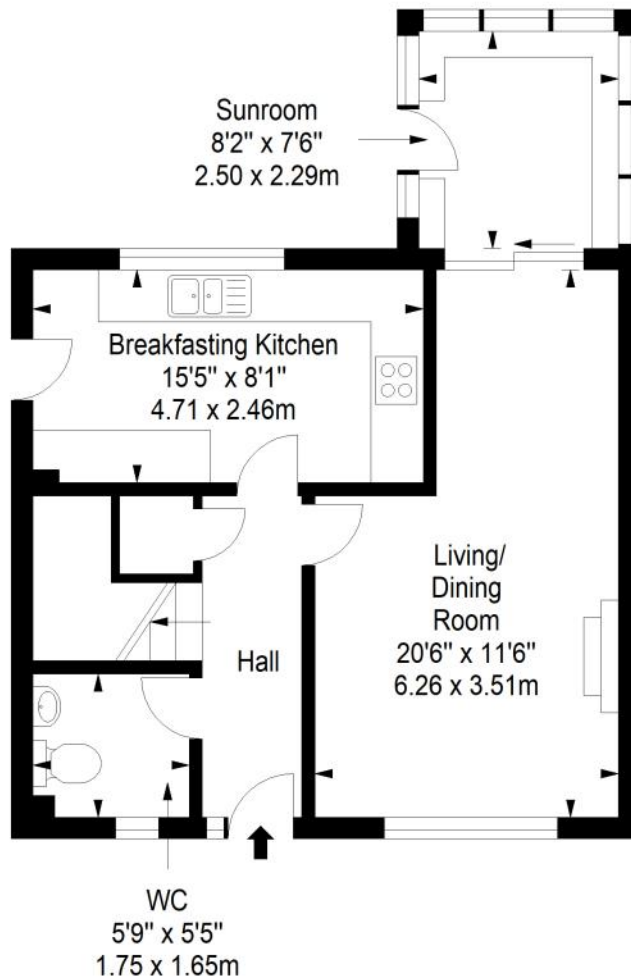
“The family home lies within easy walking distance of open countryside, the beach, town centre shopping, and local schools.”



Floorplan

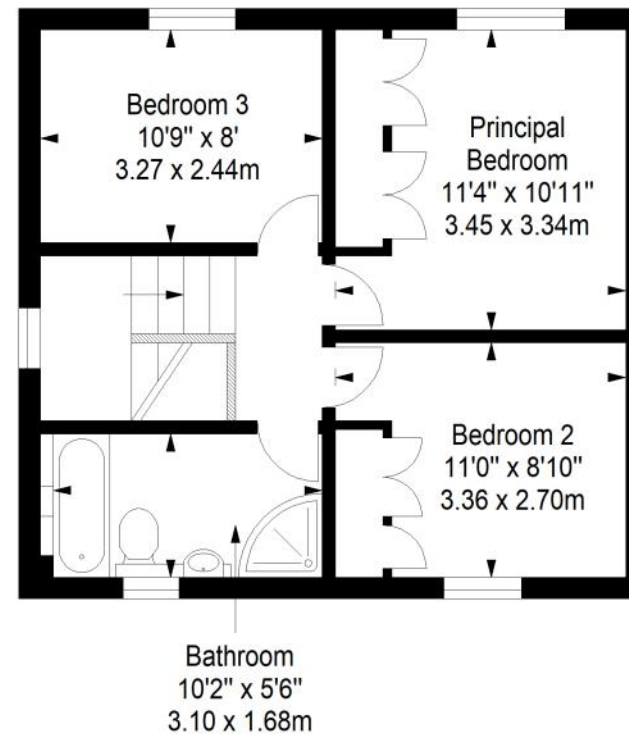
Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 sq. feet)



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