



32 Westfield Place, Carnoustie, DD7 7LE
Offers Over £135,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **Mid Terraced Villa**
- **Walking Distance of Many Amenities**
- **Lounge**
- **Kitchen/Diner**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Hot & Cold External Water Taps**
- **Car Park**
- **Immaculate Condition**
- **Lovely Family Home**

The Chamber Practice are delighted to bring to market this beautifully presented two bed mid terraced villa in the seaside and golfing town of Carnoustie, ideally situated for commuting to Broughty Ferry, Dundee and Arbroath with excellent transport links including regular bus and train services. The property is located in a popular residential area within walking distance of many amenities including schools, local convenience stores, restaurant and bar, medical centre, Championship golf course and beach front. The town centre with its many amenities is also within easy reach.

The subjects are in excellent decorative order throughout and benefit from recently installed windows, doors, shower room and boiler.

Accommodation comprises entrance hallway with doors to lounge and kitchen and carpeted staircase to upper floor; bright and airy lounge with window overlooking front garden; well appointed kitchen diner fitted with a range of base and wall mounted units finished in white with contrasting worktops and splashback tiling, slot in electric cooker, clearly defined dining area with storage cupboard and French doors leading to garden decking, ideal for al fresco dining. On the upper floor the landing has built in storage facilities, hatch to attic and connecting doors to bedrooms and shower room; brand new shower room with W.C., wash hand basin and shower cubicle housing mains fed shower, full wet-wall panelling and heated towel rail; and 2 generous double bedrooms, one of which has built in mirrored wardrobes. Externally there are enclosed gardens to front and rear and car parking facilities.

This particular property would make an ideal family home and early viewing is recommended.



Chamber Practice

Carnoustie and golf are inextricably linked, with one of the three splendid courses which make up the town's famous links a regular on The Open rota. Once a tourist town - and it still attracts visitors in their droves - these days it is popular with homebuyers seeking a handy base to commute to Dundee, 11 miles away, or Aberdeen to the north.

But with a high school rebuilt in 2008 and three feeder primaries - and a population around the 12,500 mark - Carnoustie has preserved its own identity.

That is reinforced by a range of local clubs catering for pursuits as varied as yachting, rugby and football.

The town is on the bay developed around the mouth of the Barry Burn, along with the nearby hamlets of Grange of Barry and Panbride, and the old fishing village of East Haven. The sprawling beach was once a haunt of the Royal Family holidaying at Glamis and remains a wonderful local amenity.





Included in the sale are all carpets and floor coverings, light fittings, window blinds where fitted, cooker, loft ladder and garden shed.

