



**lindsays**

2 Anderson Place,  
Carnoustie, DD7 7HN

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

- Hallway
- Shower Room
- Kitchen/Diner
- Utility
- Lounge
- Primary Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Driveway
- Gardens

EPC Rating C

**OFFERS OVER £275,000**



## Description

Nestled in a popular residential area of Carnoustie, this modern four-bedroom detached home offers spacious and versatile living ideal for families. Ideally located with ease of access to all local amenities. The property benefits from gas central heating and double glazing throughout.

The ground floor comprises a welcoming entrance hallway with storage, a convenient shower room, a bright and generously proportioned lounge, and a contemporary fitted kitchen with breakfast bar and dedicated dining space. A separate utility room adds further practicality. Upstairs, the spacious primary double bedroom benefits from a stylish en-suite shower room. Three additional double bedrooms, each with built-in storage, are serviced by a well-appointed family bathroom featuring a shower over the bath.

Externally, the property enjoys a small front lawn and a private driveway with space for three cars. To the rear, a fully enclosed south-facing garden offers a safe and sunny space, mainly laid to lawn with a patio seating area—perfect for outdoor dining—and a garden shed included in the sale.

A fantastic opportunity to acquire a modern, move-in-ready family home in a desirable location, close to local amenities, schools, and transport links.

## Area

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.

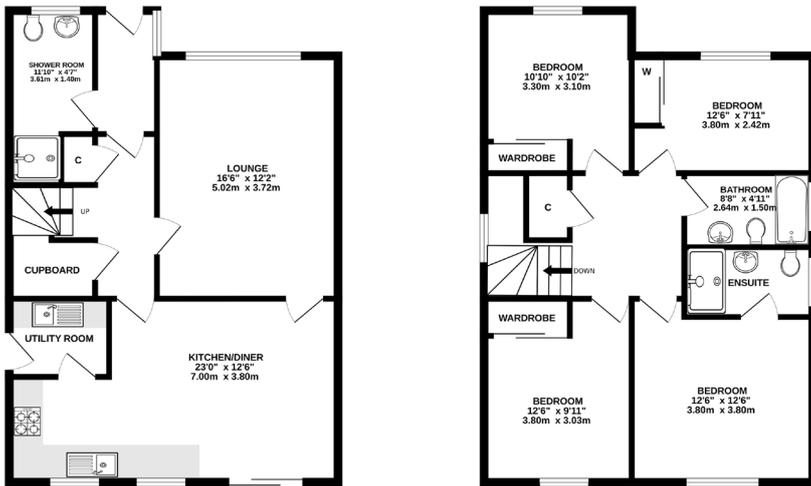
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



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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.