



FOR SALE  
CB  
CAMPBELL  
BOATH  
01382 202060  
www.campbellboath.com

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113 KINLOCH STREET, CARNOUSTIE, DD7 7HE  
OFFERS OVER: £ 110,000

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BOATH

*Solicitors & Estate Agents*

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MEMBER

## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen. Three Bedrooms and Bathroom. External: Communal Drying Green.**

This spacious THREE BEDROOM FIRST FLOOR APARTMENT is situated in a much sought after residential area. The property is close to all local amenities within Carnoustie including shops, cafes, restaurants schools and a main bus route. The property benefits from double glazing, gas central heating and security entry door system. The property has been freshly decorated throughout. All floor coverings are included in the sale. Early internal viewing is highly recommended.

### ENTRANCE: -

A hardwood door gives access to the entrance hall. Laminate flooring. Radiator.

### LOUNGE: -

Approximately 13'1" x 13'1". The lounge is spacious and has a double-glazed window offering pleasant outlook towards the front of the property. Built-in storage cupboard. Laminate flooring. Radiator.

### KITCHEN: -

Approximately 8'7" x 7'5". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the rear of the property. Electric cooker point. Space for white meter appliances. Tiled floor.

### BEDROOM 1: -

Approximately 13'0" x 11'1". This is a good-sized double bedroom with a double-glazed window offering outlook towards the front of the property. Carpet. Radiator.

### BEDROOM 2: -

Approximately 13'1" x 11'4". This is another good-sized double bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Carpet. Radiator.

### BEDROOM 3: -

Approximately 13'1" x 7'1". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Laminate flooring. Radiator.

### BATHROOM: -

Comprising W.C., wash hand basin and bath with electric 'Triton' shower above. Double glazed window offering a good deal of natural light. Wetwall splashback. Radiator.





EXTERNAL: -

There is a shared drying green located to the front of the property.

FLOOR PLAN:-

**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath  
Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday  
9am - 5pm

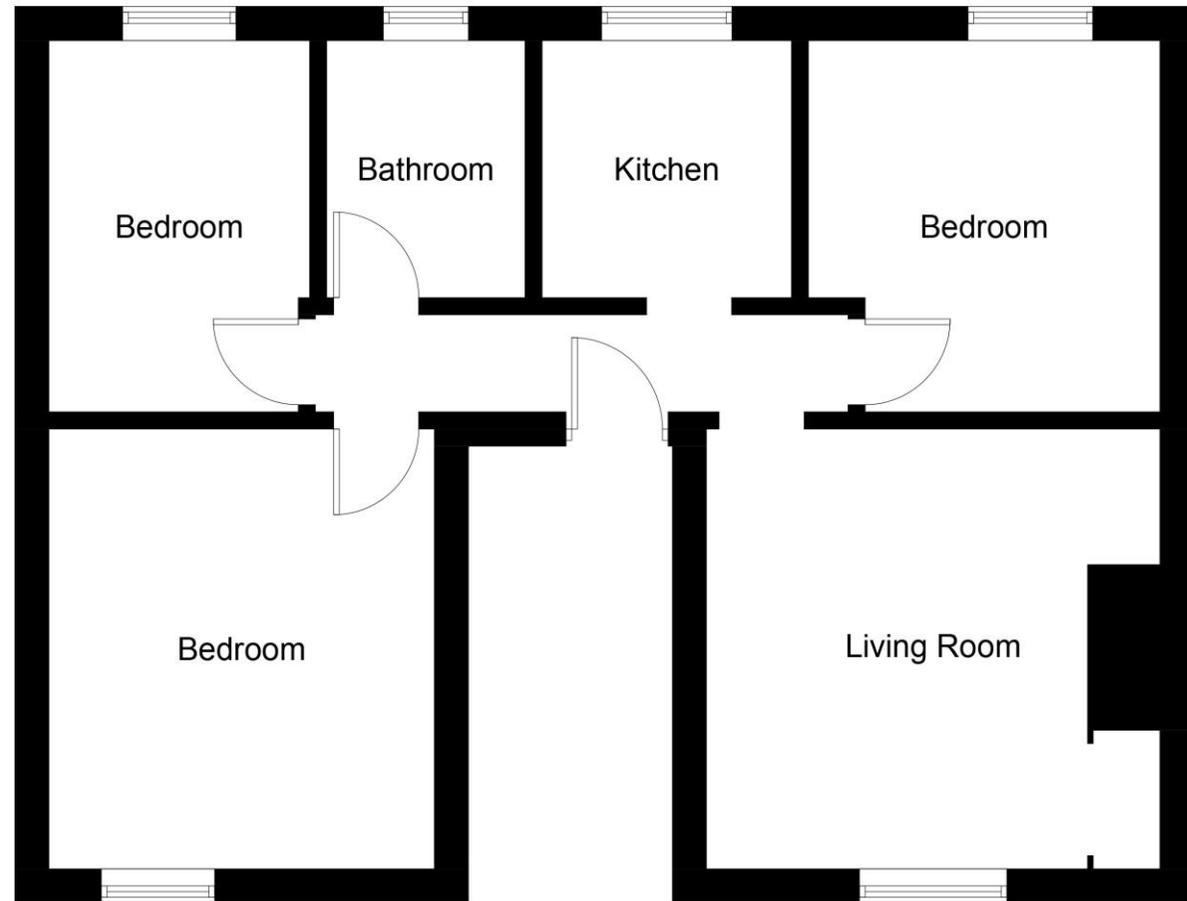


Illustration for identification purposes only, measurements are approximate,  
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For more details regarding this property and many other properties visit our website  
at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.