



lindsays

93 High Street,
Carnoustie, DD7 7EA

"Spacious three bedroom flat in central location".

- Hallway
- Kitchen/Diner
- Utility
- Lounge
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Communal Garden

EPC Rating D

OFFERS OVER £145,000



Description

Situated in the heart of Carnoustie, this spacious three-bedroom flat offers well-proportioned accommodation set over two levels and enjoys a prime position on the town's popular High Street. With local amenities, shops, cafes, schools, and the beachfront all within easy walking distance, this property presents an ideal opportunity for families, first-time buyers, or those seeking a centrally located home in a vibrant coastal community.

On the lower level, the flat features a welcoming hallway with convenient built-in storage. The kitchen/diner is generously sized, providing plenty of space for cooking and informal dining. Adjacent to the kitchen is a separate utility room, offering further functionality and storage options. The lounge is bright and comfortable, making it a perfect space to relax or entertain. Upstairs, the property boasts three spacious double bedrooms, all well-proportioned and offering flexibility for a variety of needs. The family bathroom is located on this level and is fitted with a modern suite including a shower over the bath.

Externally, residents benefit from access to a large, well-maintained communal garden to the rear, providing an attractive and peaceful outdoor space.

With its generous layout, central location, and practical features, this property is a fantastic opportunity to secure a quality home in one of Angus's most popular coastal towns.

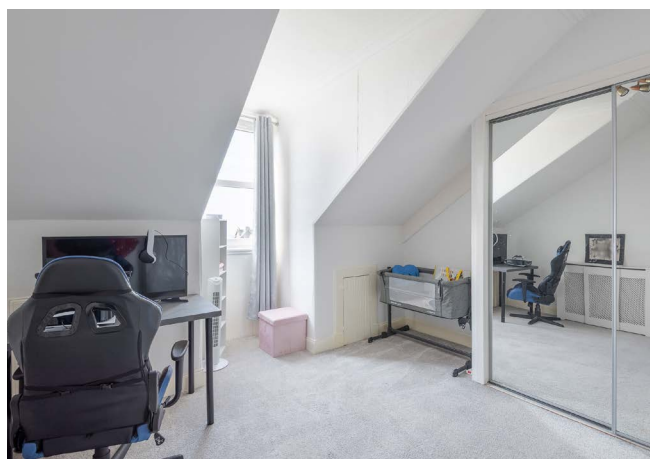
Early viewing is highly recommended.

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



MAISONETT FLAT
While 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. Prospective purchasers are advised to verify the accuracy of the floorplan by visiting the property and measuring the dimensions themselves. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Made with floorplan 12425

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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.