




31 Rose Street,
Carnoustie, DD7 7BU



Spacious three-bedroom family home in a popular residential area.

 3 Bed  1 Bath  1 Reception

Lindsays are delighted to present this spacious three-bedroom semi-detached villa situated within a popular and well-established residential area of Carnoustie. The property is ideally positioned for convenient access to local amenities, including schools, shops and public transport links. It benefits from gas central heating, double glazing throughout, and is offered for sale with all floor coverings, light fittings, blinds and white goods included.

The accommodation comprises a welcoming hallway with excellent storage both upstairs and downstairs. The bright and generously proportioned lounge offers space for a dining area if desired, creating a versatile living environment suitable for families. The modern fitted kitchen provides ample worktop and cupboard space alongside a practical breakfast bar. Off the kitchen lies a useful utility room which gives access to the rear garden and features a substantial pantry cupboard providing further storage. A contemporary bathroom with shower over the bath completes the ground-floor accommodation.

Upstairs, the property offers three well-proportioned double bedrooms, each benefitting from excellent built-in storage.

Externally, the home features a private driveway to the front. To the rear is a fully enclosed and generously sized garden, mainly laid to lawn with an attractive patio seating area, decorative chipstones and a garden shed which is included in the sale.

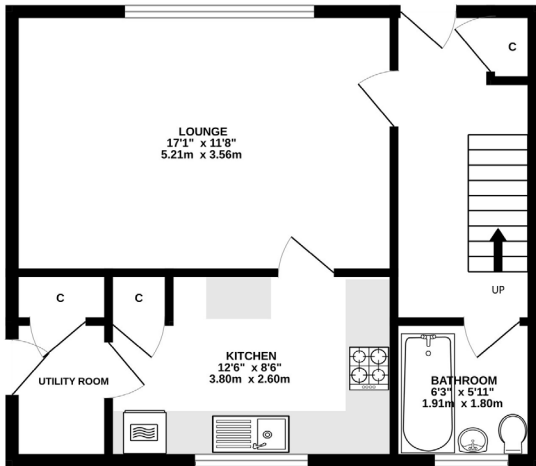
This property will appeal to a wide range of buyers and early viewing is highly recommended. Please note that the property is of non-standard construction and lending options may therefore be limited.

Features

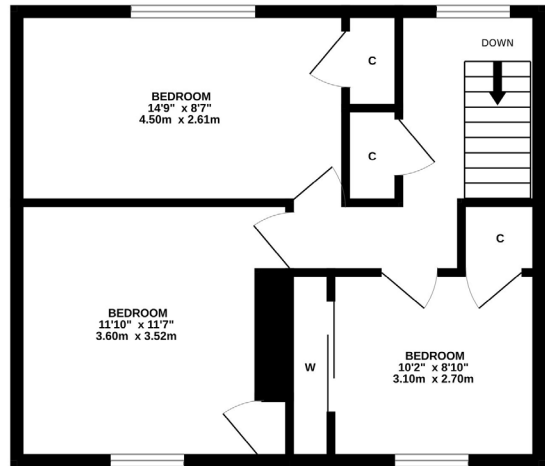
- Hallway
- Lounge
- Kitchen
- Utility
- Bathroom
- Bedrooms
- Driveway
- Garden
- EPC Rating C

Offers Over £140,000

GROUND FLOOR



1ST FLOOR



Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 hostelryes. 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.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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.