



*Beautifully presented four bedroom semi detached villa in a popular residential area.*

4 Bed   2 Bath   1 Reception

Lindsays are delighted to offer to the market this beautifully presented four bedroom semi detached villa in a popular residential area. McBride Drive is a lovely cul-de-sac of similar style homes and is ideally situated for access to a number of local amenities including shops, schools and is a short distance from a local commuter bus route.

The property is presented to the market in move in condition and comprised a bright and spacious lounge/diner with patio doors leading to the rear garden. Off the dining area is a modern breakfasting kitchen which was fitted in 2025 and has an integrated dishwasher. The large utility room and WC complete the ground floor. Upstairs the principal bedroom has a recently fitted ensuite and built in wardrobes. There are two further good sized double bedrooms both with built in storage. Bedroom four is currently being utilised as a sitting room and has patio doors leading to a large balcony. Benefits include double glazing, gas central heating and partially floored attic space.

Externally is a lovely landscaped garden to the front with off street parking for three vehicles leading to the integral garage. The rear garden is fully enclosed and laid with paving for ease of maintenance.

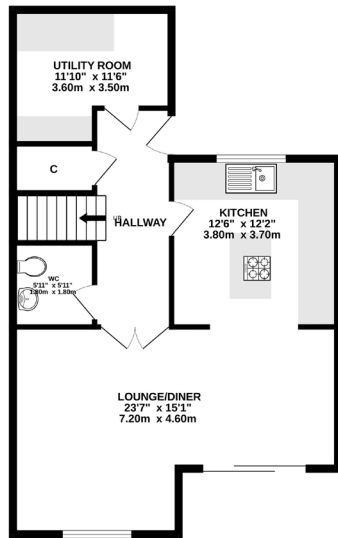
This property will appeal to a number of buyers and early viewing is highly recommended.

### Features

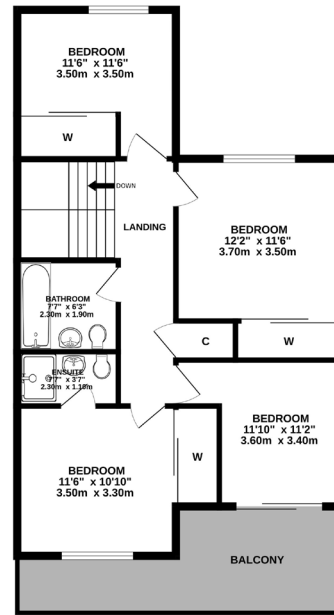
- Hallway
- Lounge/Diner
- Breakfasting Kitchen
- Principal Bedroom with Ensuite
- Three Double Bedroom
- Family Bathrooms
- Utility Room & WC
- Balcony
- Garage & Drive
- Gardens
- EPC Rate: B

**Offers Over £285,000**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 is given as to their operability or efficiency can be given.  
Made with Metreplan 2005



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.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

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🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's 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.