



59 Thomas Street,
Carnoustie DD7 7JZ



Deceptively spacious, four bedroom detached villa in a popular residential area

4 Bed 3 Bath 2 Reception

Lindsays are delighted to offer to the market this deceptively spacious villa in a popular residential area. Thomas Street is ideally located for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. The property is offered to the market in move in condition and comprises: hallway, bright and spacious lounge, dining kitchen with a number of integrated appliances and dining/sitting room with sliding patio doors leading to the rear garden. Completing the ground floor is a double bedroom, family bathroom and utility room. Upstairs the principal bedroom has an ensuite bathroom, walk in wardrobe and patio doors leading to a balcony. There are two further double bedrooms, both with built in wardrobes, family bathroom with shower over the bath and a small study. Benefits include double glazing, gas central heating and attic space. Externally there is off street parking for a number of vehicles. The gardens wrap around the property and are a combination of lawn, paving, decking and raised beds.

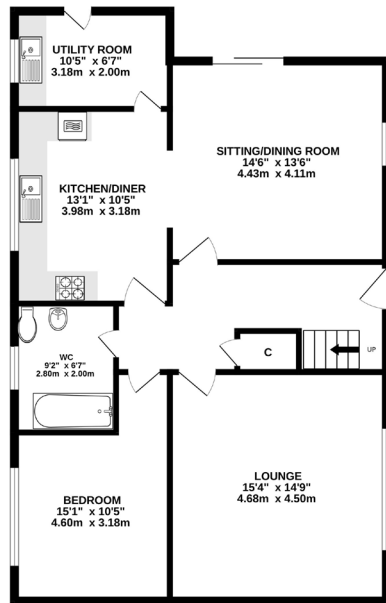
This property can only be fully appreciated by viewing, which is highly recommended.

Features

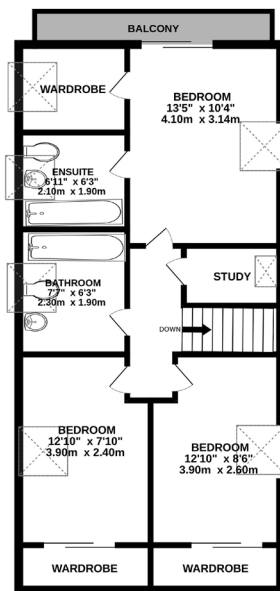
- Hallway
- Bright and spacious Lounge
- Sitting Room/Dining Room
- Dining kitchen with integrated appliances
- Principal bedroom with walk in wardrobes, en-suite bathroom and balcony
- Three Further Double Bedrooms
- Two Family Bathrooms
- Utility Room
- Off Street Parking
- Gardens
- Gas central heating
- Double glazing
- EPC Rating C

Offers Over £285,000

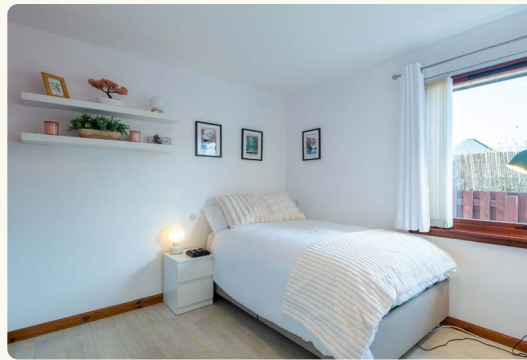
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
Made with floorplan 2025



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 hostels. 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:

01382 802050

dundeeproperty@lindsays.co.uk

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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.