






24 Tayside Street,  
Carnoustie DD7 6AX



*A spacious and well-presented two-bedroom bungalow located within popular coastal town*

 2 Bed    1 Bath    2 Reception

Lindsays are delighted to bring to the market this attractive bungalow in Carnoustie, situated just a short stroll from the beach and ideally located with ease of access to local amenities such as shops, cafes and public transport. The property benefits from gas central heating with new boiler fitted within the last four years and double glazing throughout. The property also had planning permission previously granted for a second floor to be added, which may give an opportunity for future development subject to relevant permissions.

The accommodation is bright, well proportioned, and thoughtfully laid out, making it an ideal home for a variety of buyers.

The property comprises a bright and spacious lounge featuring a log-burning stove which forms a welcoming focal point. The adjoining dining room enjoys a semi open-plan layout with the lounge, creating an excellent space for entertaining. The modern fitted kitchen is finished with a range of units, with white goods included in the sale. The accommodation is completed by a contemporary bathroom with a shower over the bath and chrome towel rail, along with two generously sized double bedrooms, one of which benefits from built-in mirrored wardrobes.

Externally, the property offers a low-maintenance garden area and access to unrestricted on-street parking.

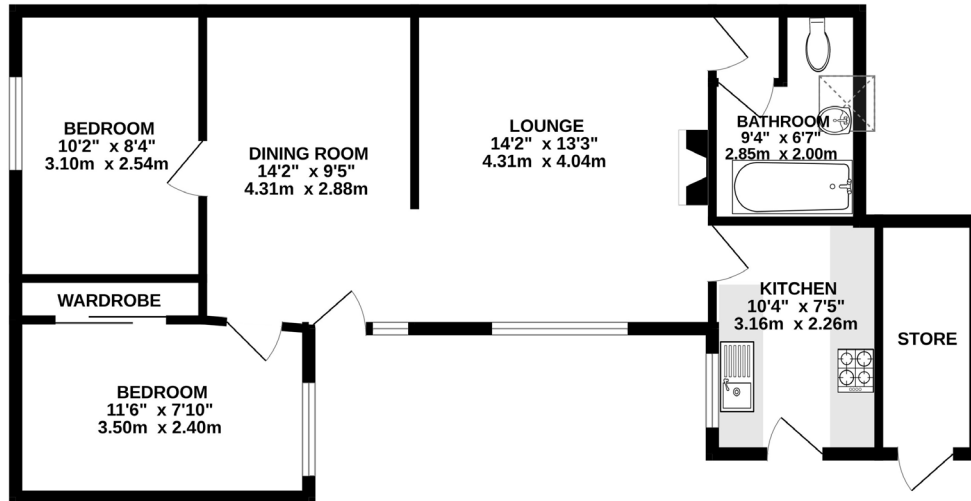
With its excellent condition and convenient location close to the seaside, early viewing is recommended.

### Features

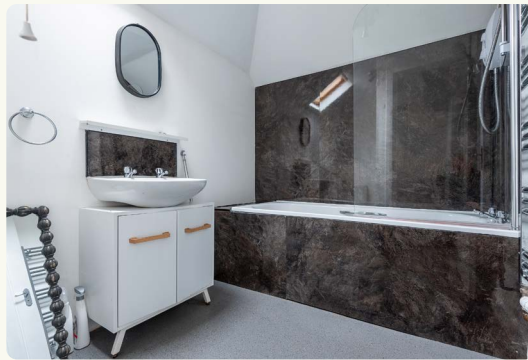
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Two Bedrooms
- Garden
- EPC Rating D

**Offers Over £155,000**

## GROUND 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 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:

☎ 01382 802050

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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. 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.