



**7-9 South Tay Street,  
Dundee,  
DD1 1NU**

**DX DD125**

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**25 Corbie Drive, Carnoustie, DD7 7NT**

**Offers Over £150,000**

**Accommodation: - Hallway, Lounge, Kitchen Diner, Two Double Bedrooms, Family Bathroom, Gardens, Driveway.**

Situated in a popular area of Carnoustie this well-presented semi-detached dwellinghouse benefits from gas central heating, recently installed double glazing, easily maintained gardens to front and rear, greenhouse, garden shed and driveway.

It is well situated for many local amenities including Carnoustie Championship Golf Course, Carnoustie Beach, schools and shops. It is also within walking distance of local bus services to Dundee and Arbroath and the local Rail Station which is on the main east coast line.

All fitted floorcoverings and blinds are included in the price. Viewing of this property is highly recommended.

**Hallway**

Entering through hardwood front door with glass panels into hallway, light fitting, large under stair storage cupboard, radiator, carpeted.

**Lounge (12'7 x 10'8)**

Large, bright lounge with windows overlooking front garden, built-in bookcases, under stair cupboard, pendant light fitting, radiator, vinyl flooring.

**Kitchen Diner (14'1 x 7'8)**

Modern kitchen with fitted wall and base units and coordinating work top surfaces, sink and drainer, electric hob and oven, cooker hood, light fitting, window and door to rear garden, radiator, vinyl flooring and ample space for table and chairs.

**Carpeted Stairway leading to upper accommodation, spotlight fitting, radiator, hatch access to loft.**

**Family Bathroom (6'5 x 5'2)**

Fully tiled bathroom with white three-piece suite incorporating wash hand basin, w.c. and bath with electric shower, shower screen, window, radiator, light fitting, vinyl flooring.

**Bedroom 1 (10'8 x 9'8)**

Spacious double bedroom with window to front of property, built-in storage cupboard, light fitting, radiator, carpeted.

**Bedroom 2 (9'1 x 7'2)**

Second good-sized double bedroom with window overlooking rear garden, fitted wardrobe with sliding mirrored doors, light fitting, radiator, carpeted.

## Outside

To the Front & Side : - Front Garden set in stone chips with borders and driveway.

To the Rear : - Spacious rear garden set in lawn with raised vegetable beds containing premium soil, greenhouse and path leading to side gate and Garden Shed.

## Viewing

By appointment. Contact Solicitors on 01382 204625.

*All measurements are approximate* -Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

HOME REPORT AVAILABLE AT:

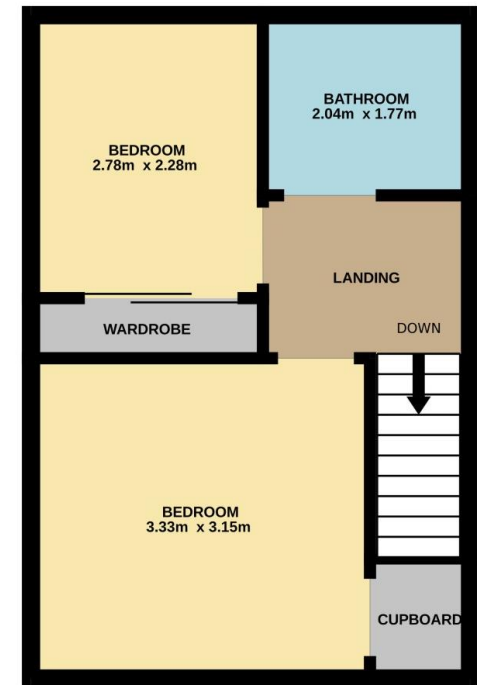
<https://app.onesurvey.org/Pdf/HomeReport?q=CqYoZB1CV0nsr2AnHEZvHQ%3d%3d>

EPC RATING - D

GROUND FLOOR  
28.2 sq.m. approx.



1ST FLOOR  
28.2 sq.m. approx.



TOTAL FLOOR AREA : 56.3 sq.m. approx.

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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