

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**31 Queen Street, Carnoustie, DD7 7AX**

- **Ground Floor Main Door Apartment**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing & Gas Central Heating, EPC C**
- **Private Garden & Summerhouse**
- **Mutual Drying Green & Parking**

**Offers over £105,000**

This spacious ground floor main door apartment is situated within a popular residential location within walking distance of all local amenities and services including local shops and public transport. Carnoustie offers a broad cross section of social, leisure and consumer facilities, including Championship Golf Course Railway Station and offers easy access to Broughty Ferry, Monifieth and Arbroath.

The property offers spacious and well-proportioned accommodation all at ground floor level and benefits from recently installed gas central heating combi boiler, double glazing, modern bathroom with spa bath and spacious double bedroom.

Externally there is an enclosed courtyard with rotary drier and storage bunker. The communal path leads to the enclosed rear garden which has a large summer house with power, light, wood burning stove and Wi-Fi and low maintenance grounds and two sheds. There is a mutual drying and parking area.

This is an excellent opportunity for a number of purchasers including first time, buy to let, Air BnB and retirement.

**Entrance Hallway:** Double glazed exterior door.

**Lounge:** Approx. 4.75m (at widest) x 3.8m. An excellent sized public room with double glazed window with deep display shelf and storage below. Wall storage cupboard.



**Kitchen:**

Approx. 3.6m x 1.95m. Fitted with a range of floor, wall and drawer units with integral oven, hob and extractor hood, plumbed for washing machine. Tiling to splashback. Wall mounted central heating combi boiler. Double-glazed window and UPVC exterior door to rear.



**Bathroom:**

Approx. 1.8m x 1.96m. Modern three-piece suite comprising WC, wash hand basin with fitted units, and spa bath, shower over bath with shower screen. Extractor fan, illuminated mirror, fully tiled with a chrome ladder style towel rail.

**Bedroom 1:**

Approx. 3.8m x 4.72m. An excellent sized double bedroom with double glazed window to front.



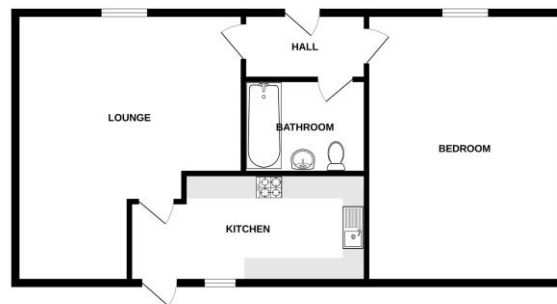
**Outside:**

Enclosed courtyard to rear with storage bunker, gravel chips and rotary drier. Common pathway to rear leads to the private enclosed garden which has a large summerhouse with wood burner, power and Wi-Fi. Low maintenance artificial grass, gravel chips, aluminium shed and timber shed. There is a mutual dining and parking area.





GROUND FLOOR



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