






A spacious and well-presented three bedroom executive apartment with coastal views

 3 Bed  2 Bath  2 Reception

This spacious and well-presented three-bedroom executive apartment enjoys an enviable position with attractive coastal views and is presented in excellent move-in condition throughout. Ideally located close to the beachfront, parkland and local amenities, with Carnoustie Golf Course quite literally on the doorstep, the property will appeal to a wide range of buyers.

Accessed via a bright and welcoming hallway, the apartment benefits from excellent built-in storage along with a useful utility cupboard. The lounge is a particularly impressive space, generously proportioned and filled with natural light, with direct access to a private balcony that enjoys stunning open views across grassland towards the sea. The open-plan layout flows seamlessly into the dining area, creating a superb space for both everyday living and entertaining. The modern fitted kitchen is thoughtfully designed and fitted with a range cooker, wine fridge, integrated fridge freezer and dishwasher. Sliding doors provide flexibility, allowing the kitchen to be either a private, enclosed space or opened to enhance the open-plan feel with the lounge and dining areas. The primary bedroom is spacious and comfortable, benefitting from mirrored built-in wardrobes and a contemporary en-suite shower room with walk-in shower. Two further well-proportioned bedrooms both feature fitted storage and are ideal for family use, guests or home working. The family bathroom is finished to a modern standard with stylish tiling and a shower over the bath.

The property is factored, with a monthly factoring fee of approximately £125, covering the upkeep of the communal areas and courtyard.

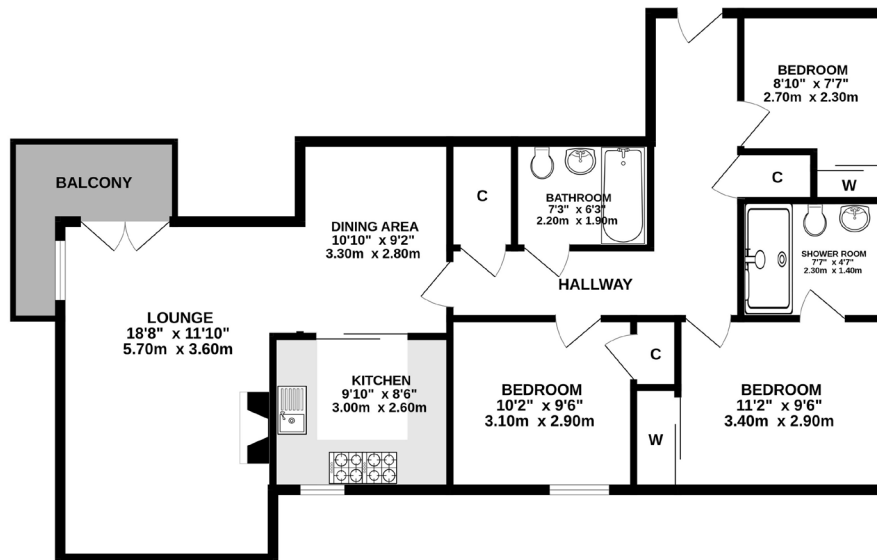
Externally, there is a garage and private parking located to the rear, along with a well-maintained communal courtyard. Combining space, condition and an exceptional coastal location, this outstanding apartment represents a rare opportunity within the sought-after Carnoustie market.

Features

- Hallway
- Lounge with Balcony
- Dining Room
- Kitchen
- Primary Bedroom with Ensuite
- Two further Bedrooms
- Family Bathroom
- Garage & private parking
- Communal Courtyard
- EPC Rating C

Offers Over £200,000

2ND 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 hostleries. 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 Lindsays on:

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