



Thorntons
The right way to move

45 The Maltings, Victoria Street,
Carnoustie, Angus DD7 7LF

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 2	 B



Summary

Beautifully appointed apartment, enjoying outstanding balcony views directly across Camoustie Golf Course. Situated on the second floor with convenient lift access, the property offers desirable all on one level living and benefits from gas central heating and double glazing throughout and comprises: spacious open plan lounge with two sets of patio doors that open out onto a large private balcony, modern kitchen well equipped with a range of integrated appliances, including an oven, hob, extractor fan, fridge/freezer, dishwasher and washer dryer, two double bedrooms (one en-suite) and family bathroom. All blinds, curtains and fitted floor coverings are included in the sale. The building is secured by an entry system operated by entry fob or secure key access, and the apartment benefits from one allocated parking space, along with additional unallocated visitor parking.

Features

- 2nd Floor Apartment
- Popular Residential Area
- Open Plan Kitchen, Living & Dining Room
- Bathroom & En-suite
- GCH; DG; EPC - B
- Allocated and visitors parking
- Secure Entry and Lift
- Council Tax Band D

Room Measurements

Lounge: 13'2 x 13'1 (4.00m x 4.00m)

Kitchen/Diner: 23'0 x 11'10 (7.00m x 3.60m)

Bedroom: 13'5 x 11'10 (4.10m x 3.60m)

En-Suite: 8'2 x 7'3 (2.50m x 2.20m)

Bedroom: 11'6 x 8'6 (3.50m x 2.60m)

Bathroom: 7'7 x 6'3 (2.30m x 1.90m)



The location is highly sought after, offering easy access to local amenities such as cafés, shops and schools, as well as immediate proximity to Carnoustie Golf Course.





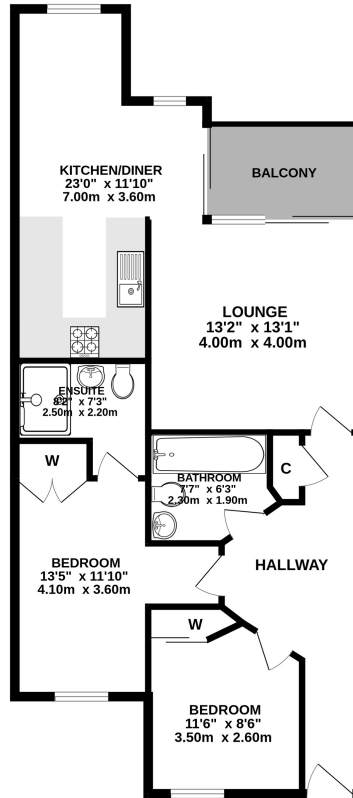


Early viewing is highly recommended to fully appreciate the quality, setting and exceptional views this impressive apartment has to offer.



Floorplan

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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