



**Thorntons**  
The right way to move

24 Lochend Road, Carnoustie,  
Angus DD7 7QF





## Summary

Spacious end-terraced villa, ideally situated within a highly sought-after residential area. The property welcomes you with an entrance porch leading into a bright lounge and dining area, modern kitchen and bathroom. The accommodation is completed by two bedrooms, both benefiting from integrated storage. Additional features of the property include double glazing, gas central heating, and excellent storage throughout. The sale includes all blinds, curtains, and floor coverings, as well as the fridge freezer and washing machine. Externally, the property enjoys private gardens to both the front and rear. The front provides off-street parking, while the rear garden is particularly appealing, featuring artificial grass, decking, and two substantial timber sheds. One of these has been thoughtfully converted into a bar with a seating area, creating an ideal space for relaxing or entertaining.

## Features

- End Terrace Villa
- Popular Residential Area
- Lounge/Dining
- Kitchen
- Bathroom
- 2 Bedrooms
- DG GCH
- Off Street Parking
- Private Gardens
- Council Tax Band B
- EPC C

## Room Measurements

Lounge/Diner: 21'7 x 12'2

Kitchen: 10'9 x 9'10

Bedroom: 12'2 x 9'6

Bedroom: 12'2 x 10'8

Bathroom: 7'10 x 6'11



This is a fantastic opportunity to acquire a spacious end-terraced villa.





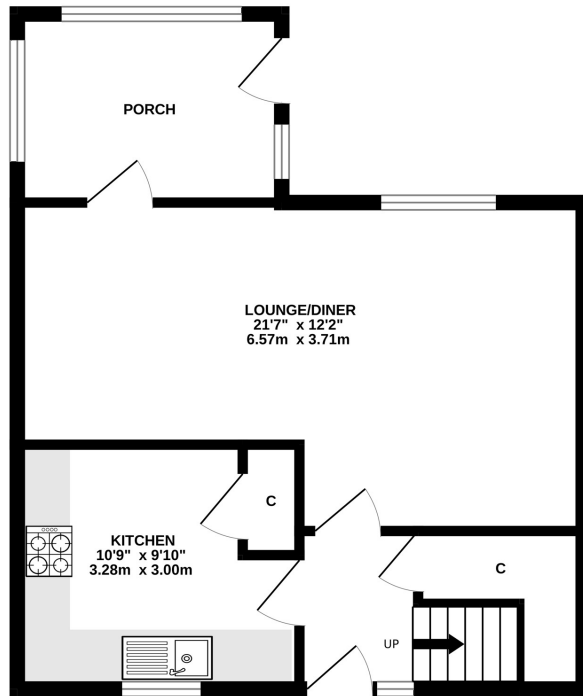


Externally, the property enjoys private gardens to both the front and rear, designed with ease of maintenance in mind.

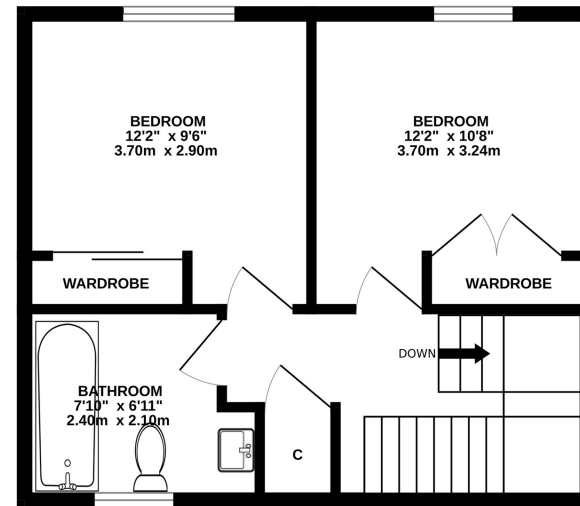


# Floorplan

GROUND FLOOR



1ST 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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