






24 Bruce Drive,
Carnoustie, DD7 7DF



A spacious and well-presented two bedroom bungalow in quiet residential location

 2 Bed  1 Bath  2 Reception

A spacious and well-presented two-bedroom bungalow set within a quiet residential location in Carnoustie, offering bright, flexible accommodation ideally suited to a range of buyers including downsizers, first-time purchasers, or those seeking convenient single-level living.

The property opens into a welcoming hallway with excellent built-in storage, leading through to a bright and spacious lounge which provides a comfortable main living area. The beautifully finished kitchen offers an abundance of worktop and cupboard space, centred around a stylish island breakfast bar and complete with integrated dishwasher, washing machine and wine fridge. To the rear, a lovely sunroom provides a versatile additional reception space, currently used as a sitting area, with pleasant views over the garden and direct access outdoors. There are two generously sized double bedrooms, both benefiting from built-in storage, along with a modern fully tiled bathroom fitted with a shower over the bath.

Externally, the property enjoys a low-maintenance chipstone garden to the front with mature planting, while to the rear there is a well-maintained, fully enclosed private garden, predominantly laid to lawn and complemented by a patio seating area with pergola, ideal for relaxing or entertaining. A driveway provides off-street parking and leads to a single garage.

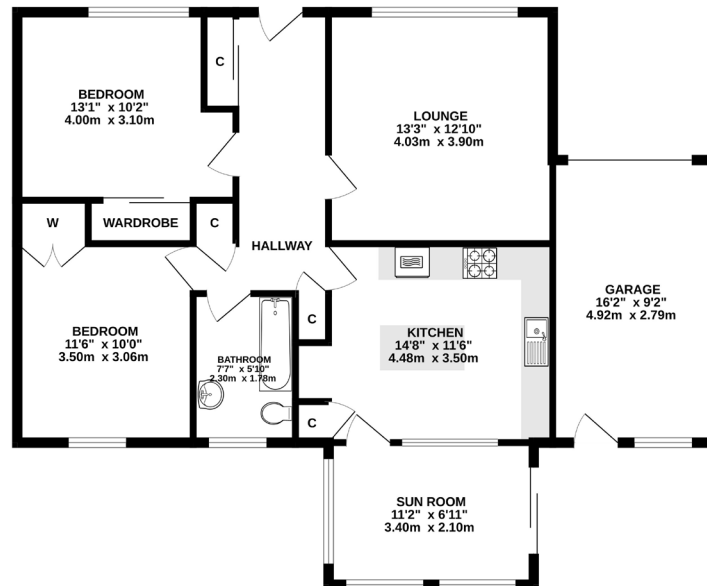
Further benefits include gas central heating, double glazing and a partially floored attic offering additional storage space. Included within the sale are all floor coverings, light fittings and blinds where fitted, along with the integrated white goods.

Features

- Hallway
- Lounge
- Kitchen
- Sunroom
- Two Double Bedrooms
- Bathroom
- Driveway & Garage
- Gardens
- EPC Rating C

Offers Over £195,000

GROUND FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given 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 hostelrys. 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:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.