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**3 Bedroomed Mid-Terraced Villa**  
**80 Brown Street, Carnoustie, DD7 7JL**

**Offers Over £145,000**

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**DD5** ESTATE AGENTS

# 3 Bedroomed Mid-Terraced Villa

## 80 Brown Street, Carnoustie, DD7 7JL

Situated within a popular residential area of Carnoustie, we are delighted to bring to market this well presented three-bedroom family home. Offered in move-in condition, the property provides spacious, bright, and well-appointed accommodation arranged over two levels.

The accommodation in full comprises of a welcoming entrance hallway leading into a bright and inviting lounge. From here, access is provided to a versatile ground-floor bedroom, currently utilised as a dining room, offering flexibility to suit a variety of lifestyles. The lounge flows seamlessly into the well-equipped kitchen, which benefits from a walk-in larder and a rear door providing direct access to the enclosed garden with car port. A carpeted staircase leads to the upper landing, where there are two generously sized double bedrooms, both featuring excellent built-in wardrobe storage. Additional storage is available from the hallway cupboard, while a contemporary luxury shower room completes the upper floor.

Ideally located, this highly desirable area enjoys close proximity to a wide range of local amenities, including shops, schools, leisure facilities and regular public transport links.

### **Entrance Hall:**

A bright and welcoming entrance hall, accessed via a partially glazed security door. The hall provides access to the lounge and a carpeted staircase leading to the first-floor landing, which serves two generously sized double bedrooms, a shower room, a large storage cupboard, and a loft hatch.

### **Lounge:**

This spacious and light-filled family lounge offers a warm and comfortable setting for relaxation. A large window overlooking the front garden allows plenty of natural light to flood the room, while a feature gas fireplace creates an attractive focal point.

### **Kitchen:**

The kitchen enjoys an abundance of natural light from a large window and a glazed external door overlooking the rear garden. It is fitted with a good range of wall and base units, complemented by worktops and tiled splashbacks, providing ample storage and preparation space. Integrated appliances include an under-counter electric oven and grill with a four-burner gas hob above, along with an integrated dishwasher and fridge freezer and space for a washing machine. A breakfast bar area offers a convenient dining area, while a walk-in larder provides excellent additional storage and potential utility space.

### **Bedroom 3/Dining Room:**

A versatile room conveniently located off the lounge, currently utilised as a dining room. This flexible space could also serve as an ideal ground-floor bedroom, home office, study, or hobby room.

### **Upper Floor:**

#### **Bedroom 1:**

A generously proportioned double bedroom featuring a window overlooking the front of the property and built-in wardrobe providing excellent storage.

#### **Bedroom 2:**

Bright and well-proportioned double bedroom with built-in wardrobes offering ample storage. A double-glazed window overlooks the rear of the property, creating a light and airy feel.

#### **Shower Room:**

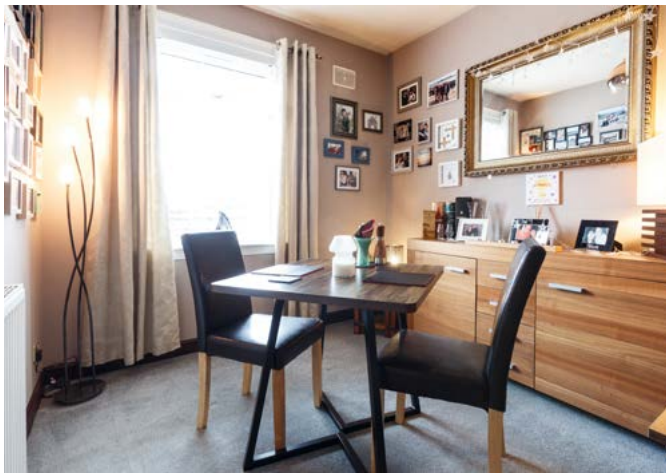
A contemporary and stylish shower room comprising a spacious walk-in shower with electric shower, WC, and wash-hand basin set within a modern white vanity unit offering excellent additional storage. The room benefits from fully tiled walls, with wet-wall panelling within the shower enclosure for a sleek, low-maintenance finish.

#### **Garden:**

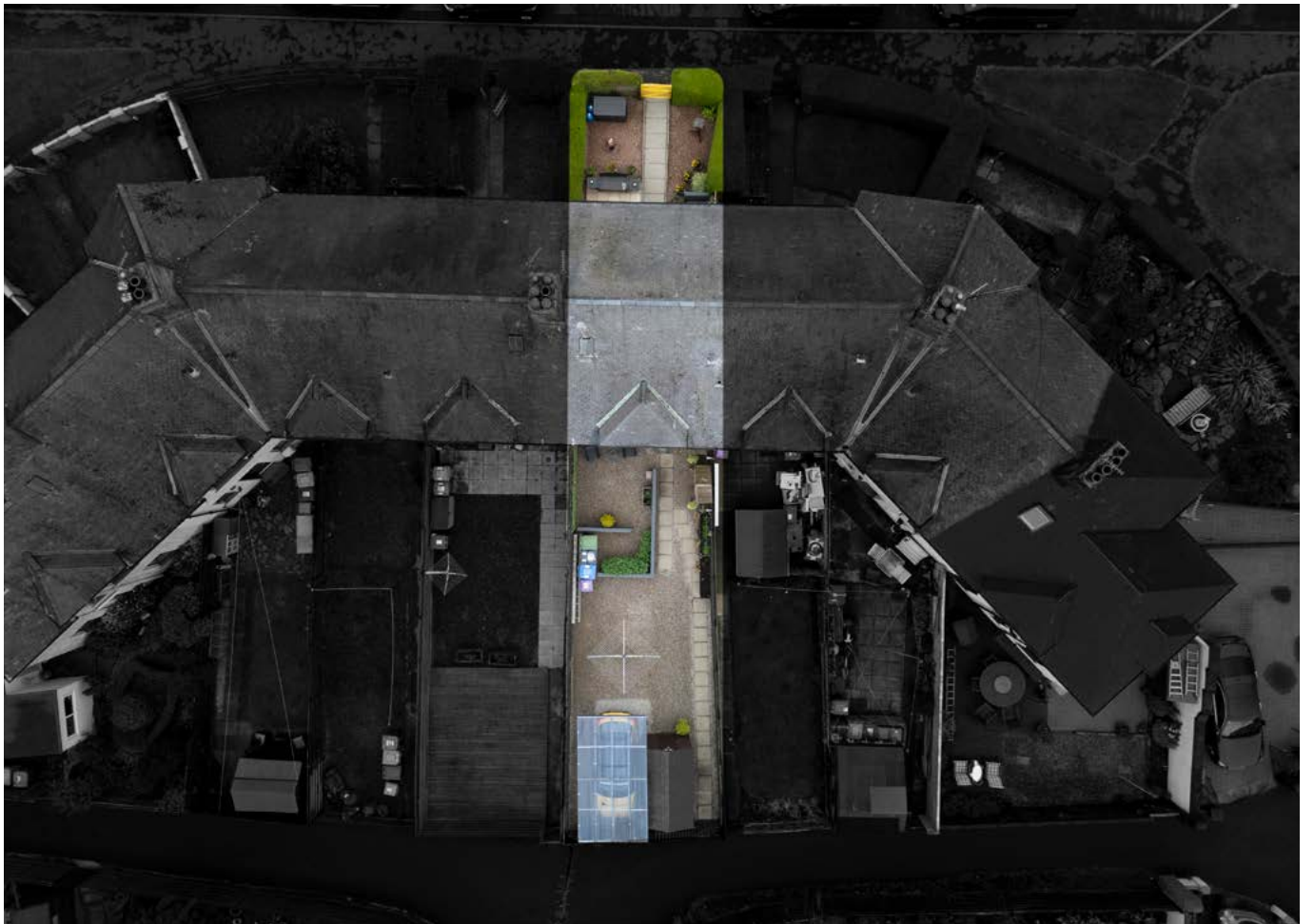
The property benefits from low-maintenance garden grounds to both the front and rear. The front garden is accessed via a gated entrance and provides an attractive, easy-to-maintain outdoor space. To the rear, the garden is predominantly laid stone chips creating an ideal, low maintenance setting for outdoor dining, entertaining, and relaxing during the warmer months. Car access to the rear leads into a covered car port, which can be enclosed to provide secure parking while also offering the option of a fully enclosed rear garden.







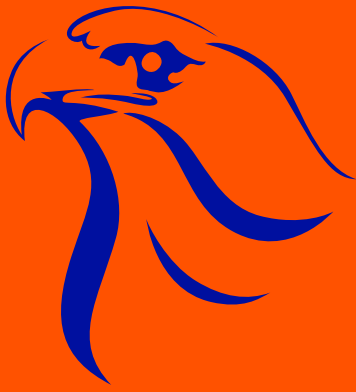




GROUND FLOOR



1ST FLOOR



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## SOLICITORS & ESTATE AGENT

### Council Tax Band:

B (Angus Council June 2026).

### EPC Band:

D

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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#### Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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