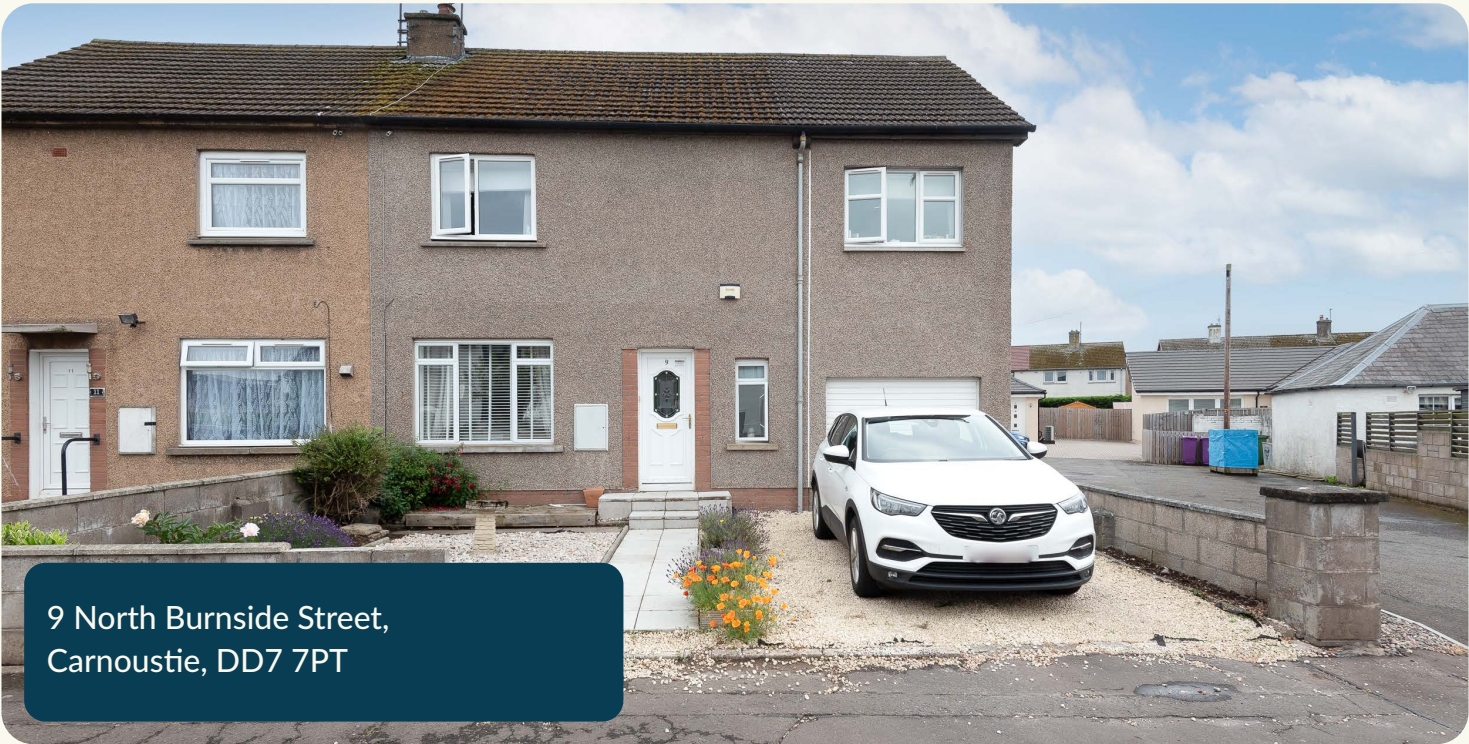




Great-sized 4-bedroom semi-detached house close to schools and amenities perfect for the growing family

4 Bed 1 Bath 1 Reception

This is a rare opportunity to acquire a generously proportioned four-bedroom semi-detached home, ideal for a growing family.

Located on North Burnside Street, the property enjoys a highly convenient position with easy access to a wide range of local amenities including shops, schools, and leisure facilities. Excellent transport links via the A92 dual carriageway also provide straightforward connections to surrounding towns and cities.

The accommodation comprises: a welcoming entrance hallway with useful under-stair storage, bright and spacious lounge/dining room featuring dual-aspect windows (front and rear) and a charming fireplace with multi-fuel stove, well-equipped kitchen fitted with integrated hob, double oven, microwave, and extractor hood, along with plumbing for a washing machine and dishwasher, four well-proportioned bedrooms, modern shower room and separate home office/study, offering flexibility and potential to be converted into an additional shower room, subject to requirements. Outside there is a low-maintenance front garden with driveway providing off-street parking, leading to a single garage and an enclosed rear garden laid to lawn with borders with summerhouse, ideal for relaxation or entertaining. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed and the summerhouse.

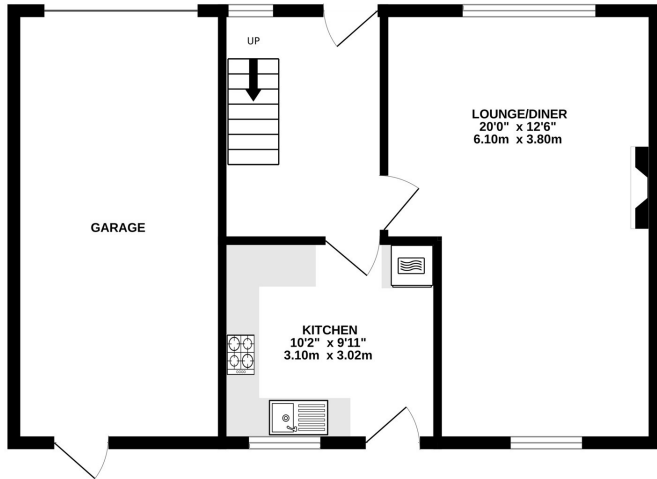
This well-presented home offers excellent space, flexibility, and a convenient location—making it a fantastic choice for family living.

Features

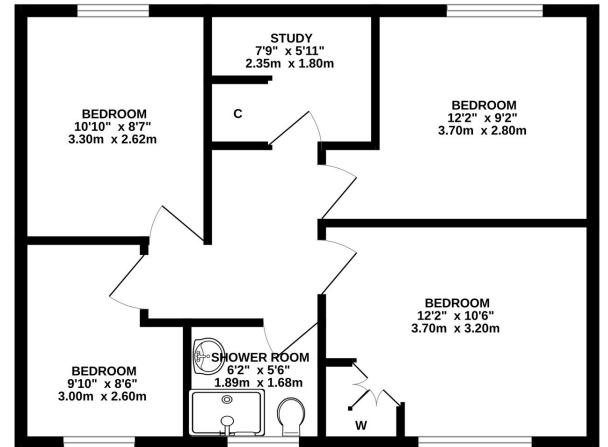
- Entrance hall
- Lounge/dining room
- Kitchen
- Four bedrooms
- Home office/study
- Shower room
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating D

Offers Over £170,000

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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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 Lindsay 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.