



Tree Nursery House & Paddock,  
Panmure Carnoustie DD7 6LW



*Beautifully presented four bedroom detached traditional estate house with wide open views, set in a landscaped setting, with outbuildings, gardens and paddock*

4 Bed   2 Bath   1 Reception

Set within the highly desirable Panmure Estate, this stone built detached villa offers an exceptional blend of traditional charm and modern comfort, presented in true walk-in condition.

The accommodation opens with a welcoming reception hallway, setting the tone for the space and character throughout. The impressive dual aspect lounge has a charming woodburning stove, creating a warm and inviting environment ideal for both relaxing and entertaining. At the heart of the home lies a bright and spacious dining kitchen, thoughtfully designed to provide an excellent social hub for family life and gatherings.

The ground floor includes a double bedroom and dressing room area which benefits from direct access to a stylish wet room, as well as the utility room with an external side door. This layout offers excellent flexibility, presenting an ideal opportunity to utilise this section of the property as a self-contained annex if required.

Upstairs, there are three generously sized double bedrooms, all complete with built-in storage, two of which offer stunning coastal views. One of these rooms has a substantial walk-in store, offering excellent potential for use as a home office or study area. The family bathroom features a beautiful roll-top bath alongside a separate shower cubicle.

Externally, the property is accessed via a beautifully designed courtyard area, offering a welcoming approach and a superb space for outdoor seating and entertaining. There is off-street parking for a number of vehicles, along with a useful carport. The former double garage, complete with power and light, presents an exciting opportunity for conversion (subject to the necessary planning consents), making it ideal for those seeking additional living space, a workshop, or studio. Further benefits include a number of external stores and a greenhouse. The generous gardens wrap around the home and are thoughtfully laid out with areas of lawn, stone chippings, and a variety of mature plantings, shrubs and fruit trees.

In addition, a paddock located to the front of the property, about 1.2 acres, offers excellent scope for a range of uses and further enhances the appeal of this superb home.

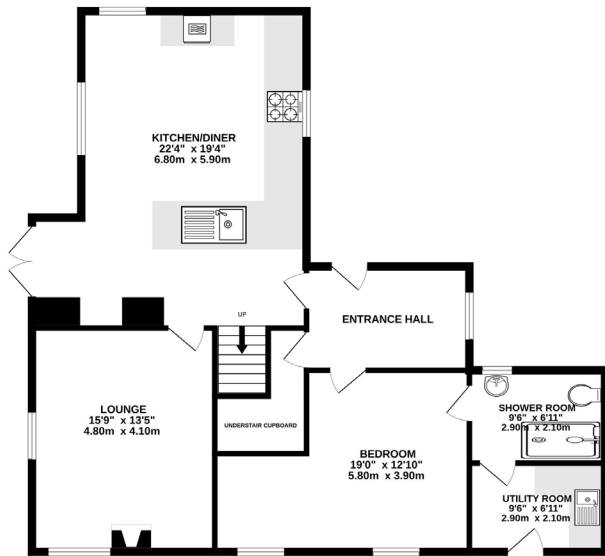
This outstanding property can only be fully appreciated by viewing, which is highly recommended to truly capture the charm, setting, space, and versatility on offer.

### Features

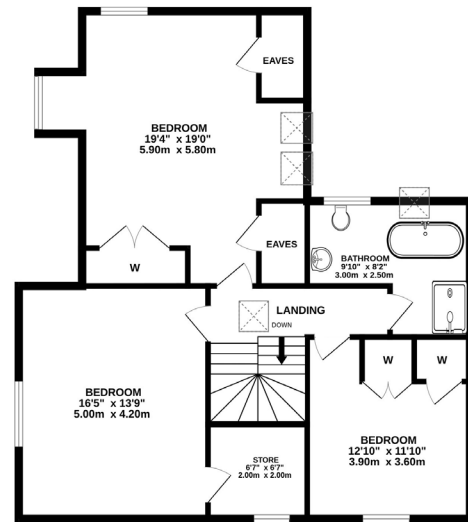
- Sweeping Coastal Views
- Very Peaceful & Private
- Reception Hallway
- Lounge with wood burning stove
- Spacious dining kitchen
- Four double bedrooms
- Ground Floor Wet Room
- First Floor Bathroom with separate shower
- Biomass Boiler & solar thermal panels
- Double glazing
- Carport
- Off street parking
- Extensive Gardens
- Paddock approx. 1.2 acre
- EPC Rating C

**Offers Over £550,000**

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.  
Made with Metropix ©2025



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 Lindsay's on:

☎ 01382 802050

✉ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://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.