



1 The Maltings, Victoria Street,
Carnoustie, DD7 7HW



Spacious three bedroom ground floor apartment in popular location

 3 Bed  2 Bath  2 Reception

Situated within a popular residential area of Carnoustie, this spacious three-bedroom ground floor apartment is ideally located for easy access to Carnoustie Links Golf Course, local shops, schools, and excellent bus and rail transport links.

The property benefits from two access points, with the current main entrance located to the rear of the building via a private entrance leading into the sunroom. Offering generous accommodation throughout, the apartment is well suited to a variety of buyers seeking comfortable and convenient ground floor living.

The accommodation comprises a welcoming hallway with excellent storage facilities, a bright sunroom which is currently used as the main entrance and provides additional useful storage, and a spacious open-plan kitchen, dining and living area. The kitchen offers ample worktop and cupboard space along with plenty of room for dining, while the lounge is bright, spacious and ideal for everyday living and entertaining.

The primary bedroom is generously proportioned and benefits from fitted wardrobes and a private en-suite shower room. Two further bedrooms both include built-in wardrobes, providing excellent storage. The family bathroom is fitted with a three-piece suite.

Externally, the property benefits from two designated parking spaces as well as additional visitor parking.

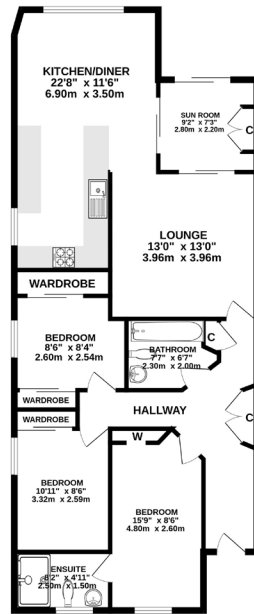
This well-presented apartment offers spacious accommodation in a sought-after location and presents an excellent opportunity for a range of purchasers.

Features

- Hallway
- Sunroom
- Kitchen/Diner
- Lounge
- Primary Bedroom with Ensuite
- Two Additional Bedrooms
- Bathroom
- Designated Parking
- EPC Rating B

Offers Over £195,000
Home Report Value £200,000

GROUND 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2024



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 hosteleries. 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:

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