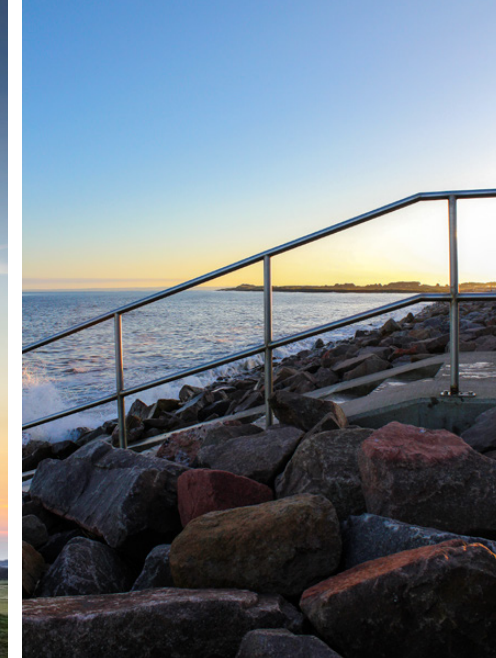





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CARNOUSTIE, ANGUS, DD7 7QD



CARNOUSTIE

DD7 7QD

This part of Scotland's east coast is well known for its fine sandy Carnoustie Bay, so Carnoustie has long been a favourite seaside holiday resort, with all the amenities you would expect from a Golf Open destination. There are several good hotels and the restaurant's local shops and more.

Situated at the mouth of the Barry Burn on the North Sea coast, In the 2001 census, Carnoustie had a population of 10,561, making it the fourth largest town in Angus and these days it is best known for its associations with golf. There are one secondary school and three primary schools and the town centre is only a short walk away. A comprehensive range of local amenities such as shopping, healthcare and leisure facilities are available nearby which means you will never be far away from the charming hub of the town.

Carnoustie can be considered a commuter town for its closest city, Dundee, which is approximately eleven miles to the west. It is served by Carnoustie railway station and has a regular bus service.

33 LOCHEND ROAD

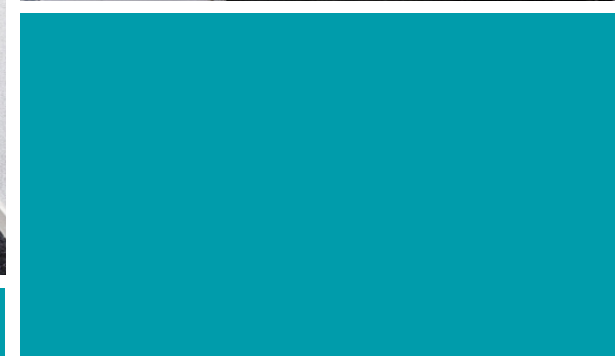
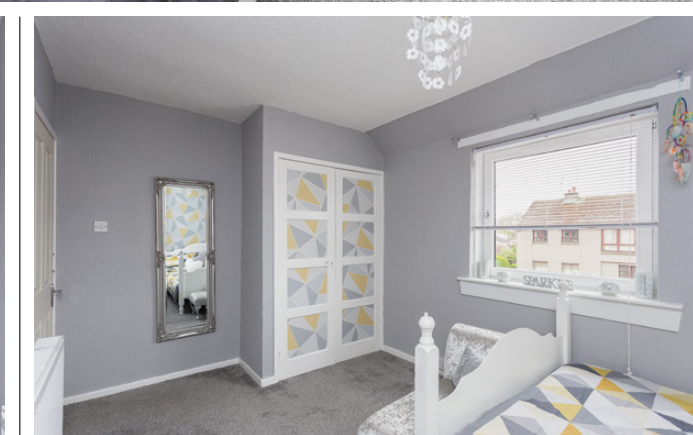
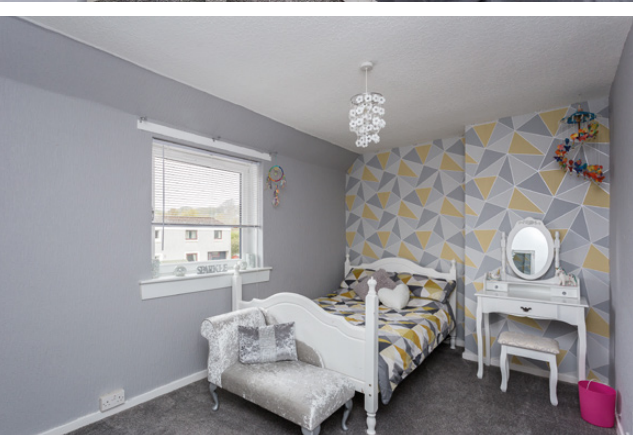
Beautifully presented, this is a delightful mid-terraced villa tucked into a quiet residential area within walking distance to the school and shops.

The accommodation on the ground floor includes a spacious living room with a patio door providing an abundance of natural light. The kitchen is well laid out with ample floor and wall units and a back door leads to the sheltered garden. There is ample room in the kitchen for a table and chairs. The family shower room is on the ground floor and comprises a quadrant shower cubicle, wash hand basin and toilet.

On the first floor are three bedrooms and a second shower cubicle. From the upper hall, a ladder leads to the attic room providing useful additional storage.

Externally there is an enclosed garden to the rear of the house with a patio and a summerhouse. To the front, the garden has been block paved to create a neat and tidy garden area with raised shrub beds and offers a place to sit and watch the world go by.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Kitchen	4.40m (14'5") x 2.80m (9'2")
Living Room	4.50m (14'9") x 3.90m (12'10")
Shower Room	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.10m (6'11")
Attic Room	4.30m (14'1") x 2.80m (9'2")

Gross internal floor area (m²): 89m²

EPC Rating: C

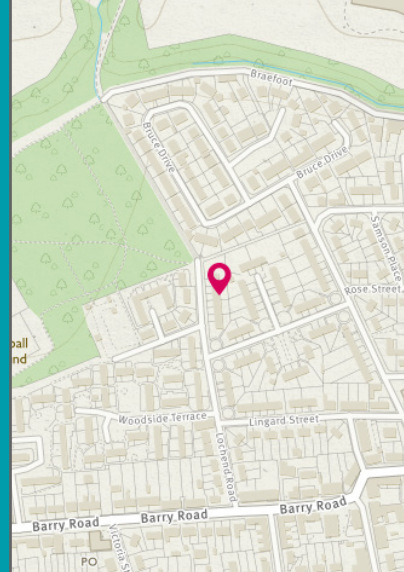
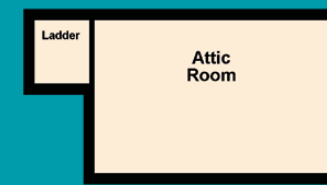
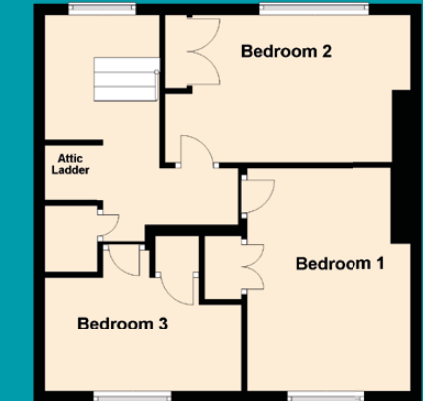
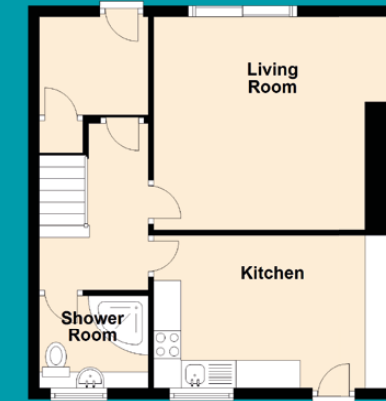


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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