




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

76 High Street
CARNOUSTIE, ANGUS, DD7 6AH



Situated on Scotland's east coast, approximately 10 miles north of Dundee, the township of Carnoustie is well known for its sandy beach frontage and a favourite destination for leisure pursuits, the shallow bay suitable for canoeing, sailing and yachting. Renowned originally as a holiday resort, the town has many lively businesses stretching along its main street including coffee shops and hostels.

Famous for its golf association the town is proud of its landmark Championship course, famously hosting the "Open Championship" won by Scotland's own Paul Lawrie in 1999.

Drawing many visitors and golfers to the area, the town caters for this with several hotels, guesthouses and bed and breakfast establishments and a superb addition to the area is the Carnoustie Hotel and Golf Resort, which sits on the frontage. The town has a bustling leisure centre, three primary schools and Carnoustie High School.

The area allows easy commuting both north and south. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.



Part Exchange available. We are delighted to offer onto the open market this very spacious and recently modernised, painted and generous split level flat on the high street. The train station is a five minute walk and a bus stop outside the property. The beach and golf course along with shops and amenities are only a stone's throw away. This is an ideal positioned property for a first-time buyer, buy to let opportunity or holiday home. You approach the property from the rear up the steps and walk into a communal hall where the property can be located on the right.

Walk into the entrance hall with stairs to first floor, utility area, kitchen and living room. The living room is a very generous size with front and side aspect glazed windows. It boasts period features including a beautiful fireplace with cast iron fire, high ceiling, coving and a ceiling rose. This family living space is bright and airy.

The kitchen/dining room is also very spacious and has had a refurbishment with low-level oak units, roll top work surfaces





and sink unit. Built-in oven with hob and ample space for all other units along with an area suitable for a large table and chairs. Stairs then take you to the first floor with a beautiful stain glass window.

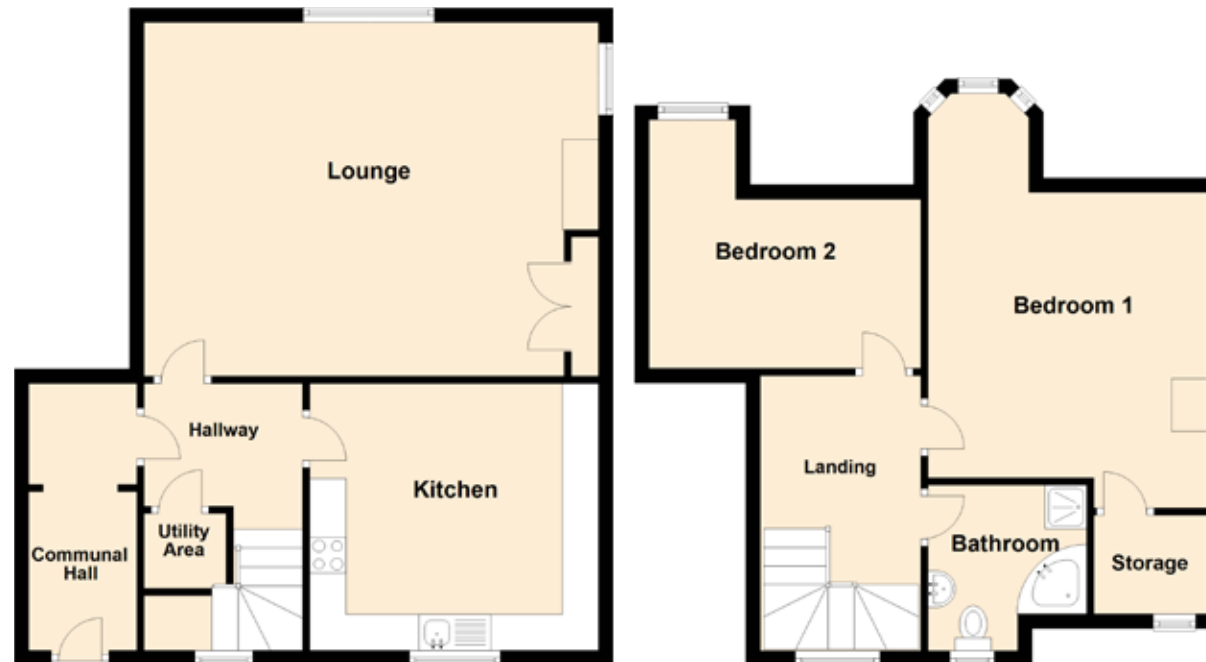
From the landing, You have access to both double bedrooms finished off with period features and high ceilings. Both bedrooms have partial sea views to the front. The master has a walk-in cupboard which could be converted into an en-suite and access to the loft space. The modern family bathroom has been changed by the current owners and is a three-piece suite with 'Jacuzzi' corner bath and separate shower.

To the rear is a private enclosed low maintenance garden with shingle, raised decking area to enjoy al-fresco dining and a summer house with full electrics for additional storage. Parking is available to the front or in the local car park.

The property has a new central heating system and an alarm.



bedrooms & bathroom



Approximate Dimensions
(Taken from the widest point)

Lounge	6.30m (20'8") x 4.90m (16'1")
Kitchen	4.00m (13'1") x 3.70m (12'2")
Landing	3.82m (12'6") x 2.23m (7'4")
Bedroom 1	5.75m (18'10") x 3.87m (12'9")
Bedroom 2	4.30m (14'1") x 3.83m (12'7")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²) -117 m²
EPC Rating- D

Extras (Included in the sale): Floor coverings,
light fittings, blinds and fitted appliances.






Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer