

123 Ravensby Road

CARNOUSTIE, ANGUS, DD7 7NJ



*BRIGHT AND SPACIOUS TWO BEDROOM MID
TERRACE IN A POPULAR CARNOUSTIE SETTING*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer a potential part exchange, even if you are downsizing, call us for more details.

This well-presented two-bedroom mid-terrace home offers bright, practical accommodation suited to first-time buyers, downsizers and investors alike.

The ground floor comprises an entrance hall with useful storage, a generous lounge and dining area providing flexible living space, and a fitted kitchen with modern wall and base units offering ample preparation and storage capacity.

The Property



On the upper floor, there are two well-proportioned double bedrooms, both of which benefit from built-in wardrobe space, including a full-length double wardrobe in the second bedroom. The floor is completed by a family bathroom fitted with a three-piece suite and a shower over the bath. The loft space has been floored and drywalled and is accessed via a Ramsey-style ladder. This area provides additional hobby space or storage, however it is not classified as habitable accommodation.

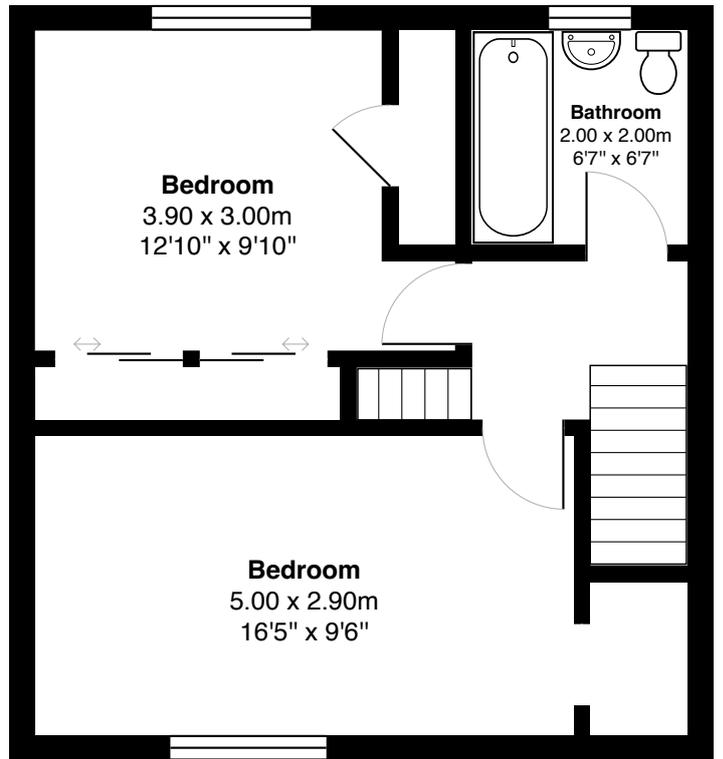
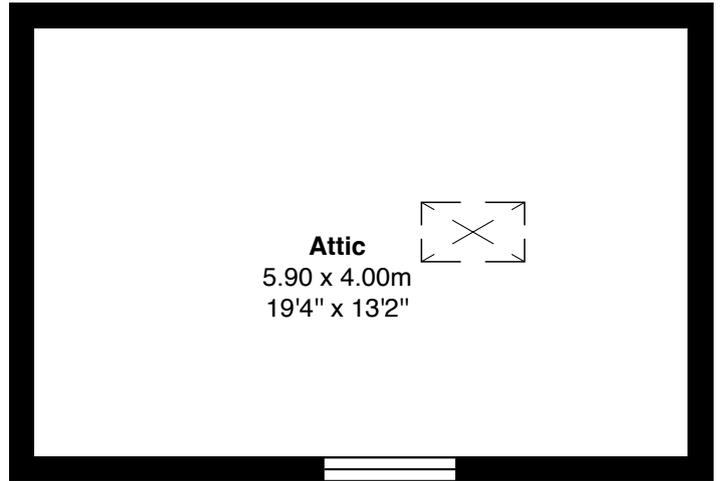
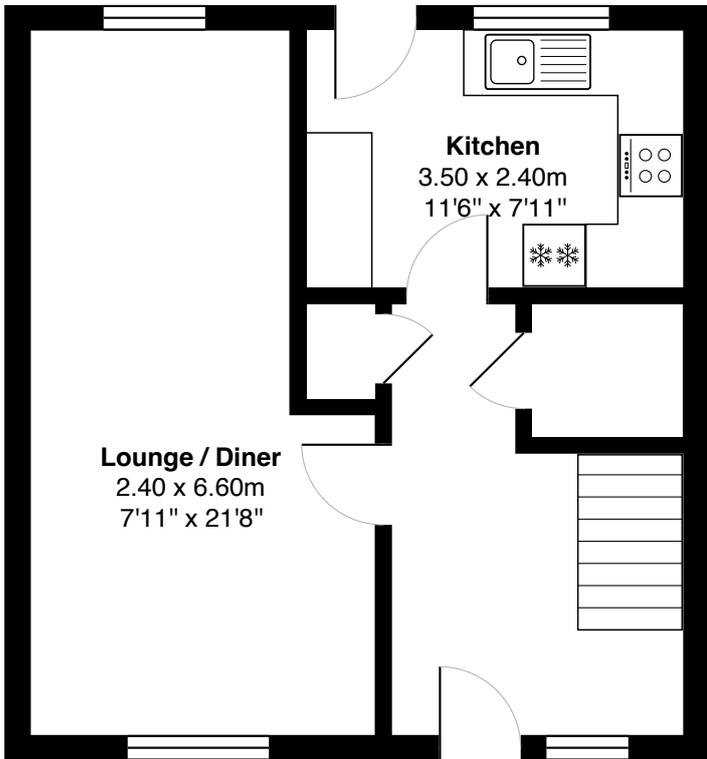




Bedroom 2







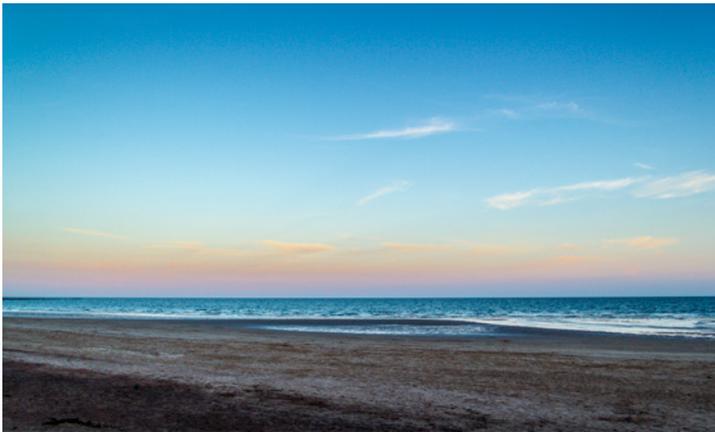
Gross internal floor area (m²): 80m²

EPC Rating: D



Externally, there are gardens to the front and rear of the property.

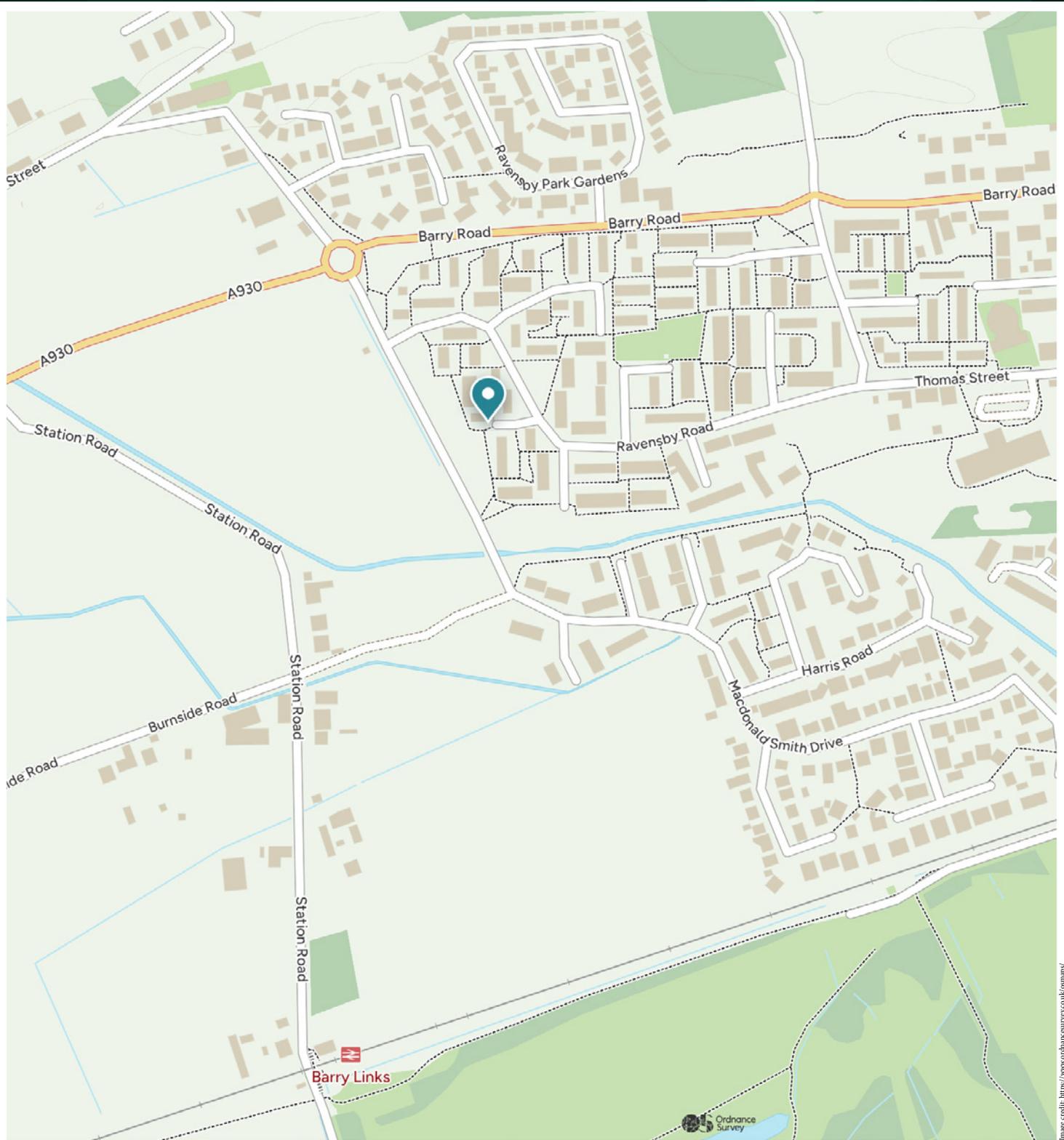




The property is situated within the highly regarded coastal town of Carnoustie, known internationally for championship golf at Carnoustie Golf Links and its attractive beachfront and promenade. Carnoustie offers a strong range of local amenities including independent shops, supermarkets, cafes and restaurants, together with well regarded primary and secondary schooling. Leisure facilities include sports centres, coastal walks and excellent golf courses.

There is a mainline railway station providing regular services to Dundee and Aberdeen, making the area ideal for commuters. Road links are convenient for travel throughout Angus and Tayside. Carnoustie remains a consistently popular location for buyers seeking coastal living with strong local amenities and straightforward commuting access.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
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