



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**9 Links Parade**

CARNOUSTIE, DD7 7JF

# CARNOUSTIE

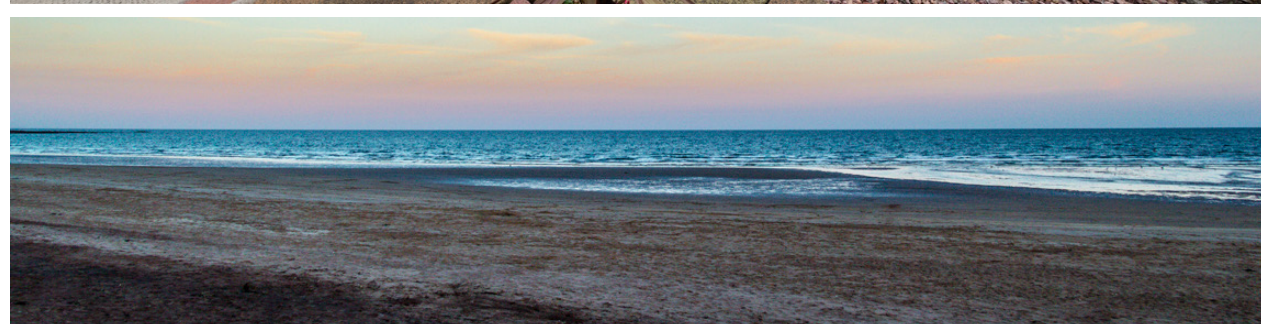
## ANGUS

DD7 7JF

Situated on Scotland's East Coast, approximately ten 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, the original style buildings creating an old world charm.

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 including Dundee, only a short drive away and the neighbouring Angus towns. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.



9

# LINKS PARADE

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McEwan Fraser Legal are delighted to offer onto the market this semi-detached villa in a popular location with fantastic views overlooking the 1st tee and 18th green of Carnoustie Championship Golf Course.

The property comprises of an entrance vestibule which leads into the hall and staircase. The spacious formal lounge with bay window and gas fire overlooks the golf course, which has double doors leading into the second reception room, which is currently used as a family room has patio doors leading to the rear, however, it could be used as a formal dining room or a playroom. The kitchen/dining is fitted with modern wall and base units and is fitted with integrated appliances which include a gas hob, electric double oven, microwave, dishwasher, fridge and freezer. There is space for a large dining table. There is a utility cupboard and a downstairs WC. At the front of the property there is a bedroom with fitted wardrobes, however, this could be used as a reception room.

Upstairs, there is three double bedrooms, two of which has built in wardrobes and the third bedroom has freestanding wardrobes. The shower room consists of a shower enclosure, WC and basin. The luxurious spacious fully tiled bathroom with underfloor heating is fully tiled and comprises of a walk-in shower, large bath, his and hers counter top basins and vanity units.

Throughout the property, there is an immense character and plenty of storage space. The downstairs accommodation is versatile and may be changed to suit the buyers' needs.

Externally the front garden has a path leading to the front door with an area of lawn and mature shrubs. The large rear garden is laid to lawn with an area of decking for outdoor summer dining. There is a driveway providing ample parking for a number of vehicles.

McEwan Fraser Legal highly recommends early viewing to fully appreciate the accommodation and location of the property.

Please check the website for further details: <https://carnoustiegolfpropertyforsale.com>









# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC

Extras (Included in the sale): Fitted appliances, floor coverings, light fittings, shed and summerhouse.

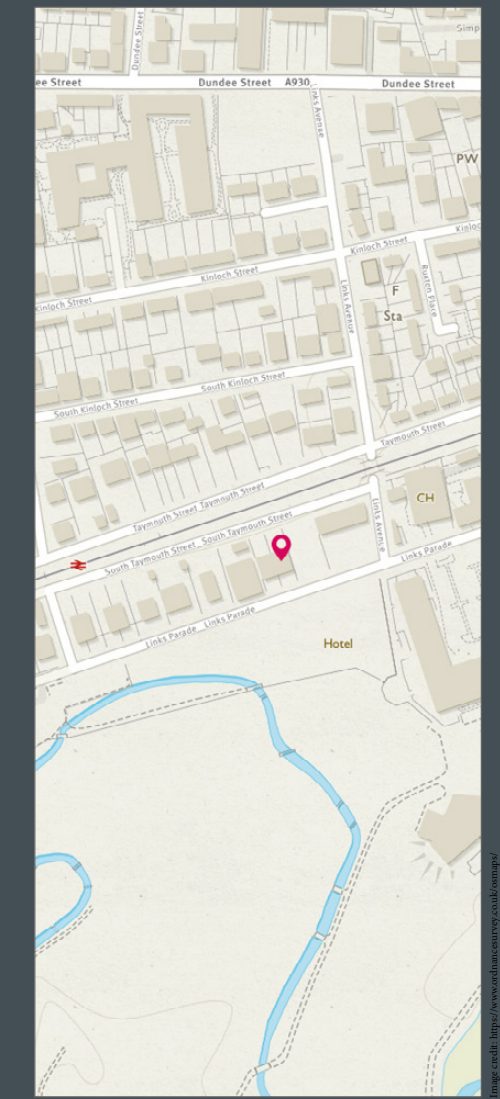


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