

12 Lethnot Green

CARNOUSTIE, DD7 6GU



Modern and spacious four-bedroom home with two public rooms and an en-suite shower room



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McEwan Fraser Legal is delighted to present to the market this spacious, well-presented, detached villa located in a popular residential area and tucked into a quiet residential area within walking distance of the school and shops. The property has four bedrooms, one of which includes an en-suite shower room, and there are two public rooms.

THE LOUNGE



The accommodation on the ground floor includes a spacious lounge with French doors to the garden, which combined with a window and further partially glazed, double French doors leading from the hall, ensures the room is infused with natural daylight. The spacious hall leads to the dining room and the same flooring is continued from the lounge adding to the luxurious feel. The dining room enjoys a bay window to the front of the house and is adaptable to create a second sitting or family room.

THE DINING ROOM



THE KITCHEN



The kitchen has a tiled floor for added convenience. Well stocked with floor and wall units, this kitchen has space for everything. Included are a gas hob and an electric, built-under oven. A door from the kitchen opens to the back garden. On the ground floor is a guest cloakroom with a toilet and wash hand basin. A door from the hall opens to the integral garage where our client has created a utility space with a sink and plumbing for a washing machine.





Upstairs are four bedrooms, one of which benefits from a three-piece en-suite. Two further bedrooms benefit from built-in wardrobes, while the four-piece family bathroom is complete with a bath and a shower cubicle.

THE BATHROOM



BEDROOM 1



The property has four bedrooms, one of which includes an en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4



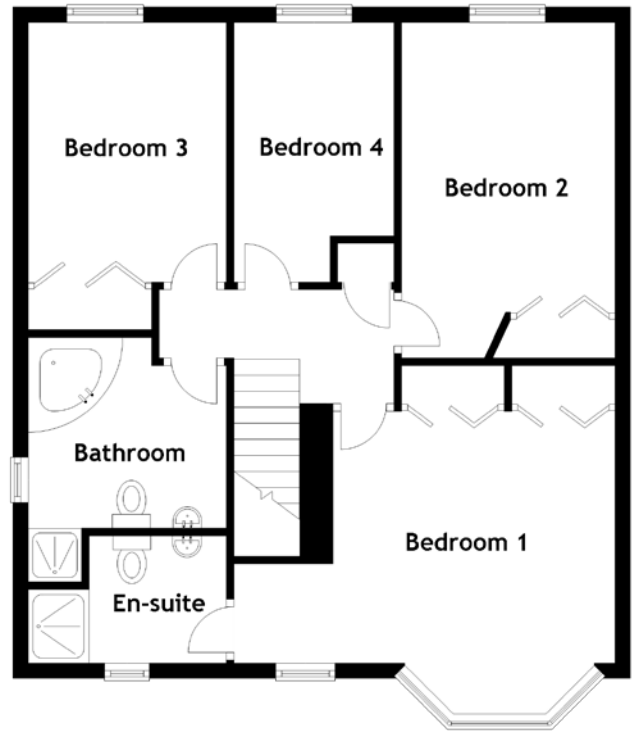
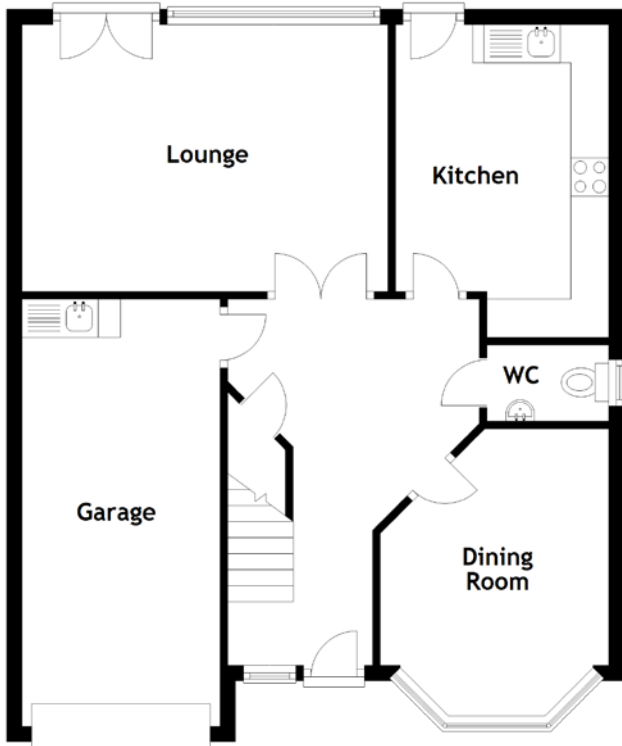
Externally there is an enclosed garden to the rear of the house with a patio and a shed. To the front, the garden has been laid to lawn and shrub beds with a block paved drive to create a neat and tidy garden area with ample parking for several vehicles in front of the single garage.

This wonderful family home should be on your viewing list.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

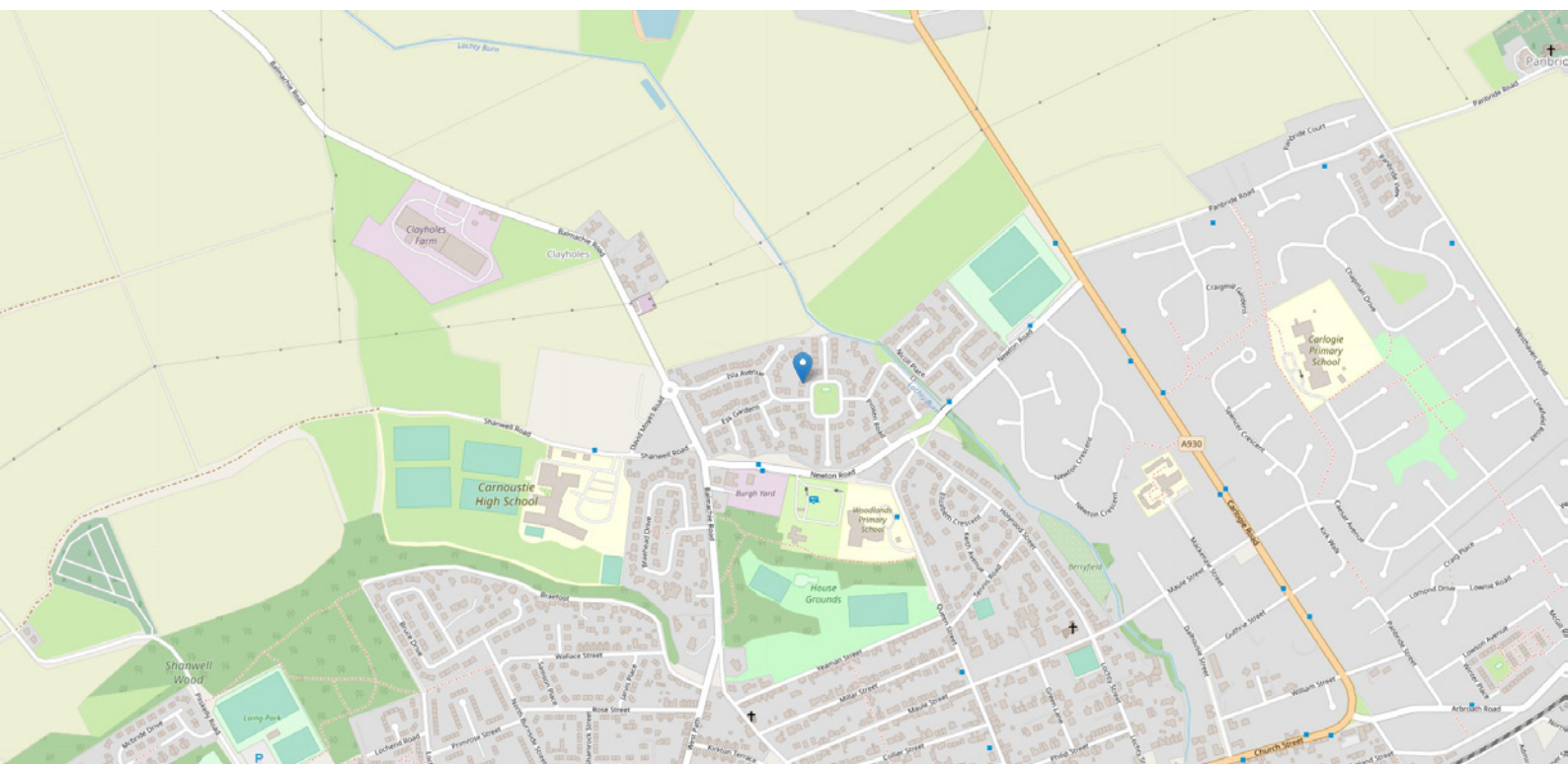


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Dining Room	3.10m (10'2") x 3.00m (9'10")
Kitchen	4.10m (13'5") x 2.80m (9'2")
WC	1.60m (5'3") x 1.00m (3'3")
Bedroom 1	4.90m (16'1") x 3.30m (10'10")
En-suite	2.60m (8'6") max x 1.67m (5'6")

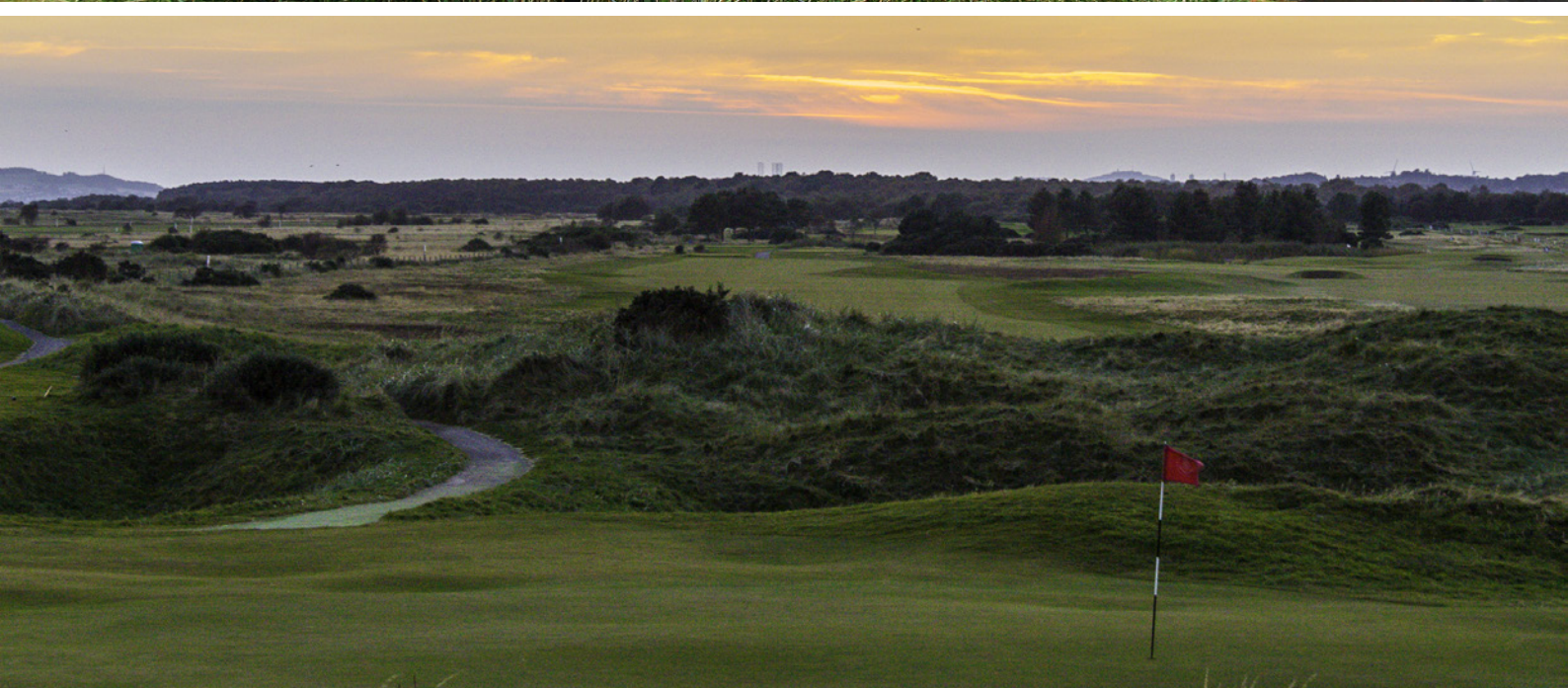
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	3.40m (11'2") x 2.10m (6'11")
Bathroom	2.60m (8'6") x 2.50m (8'2")
Garage	5.60m (18'4") x 2.60m (8'6")

Gross internal floor area (m²): 119m²
EPC Rating: C



THE LOCATION

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 restaurants, 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 is 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 11 miles to the west. It is served by Carnoustie railway station and has a regular bus service.



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