



Well-proportioned mid-terraced villa with three bedrooms, bathroom and separate cloakroom, attic room, and rear garden store.



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McEwan Fraser Legal is delighted to present this three-bedroom house with an additional attic room, a walled garden to the back and a drive to the front, in Carnoustie. This spacious mid-terraced villa offers excellent potential in a convenient residential setting, complete with a private drive to the front, generous accommodation, and a fully enclosed rear garden.

THE LOUNGE



On the ground floor, the property comprises an entrance vestibule leading into a bright and welcoming lounge, enhanced by a modern media wall feature.

THE KITCHEN



The kitchen is well equipped, with a practical breakfast bar and ample cupboard space, while the family bathroom is also located on this level.





Upstairs, there are three good-sized bedrooms and a handy cloakroom with a toilet and wash-hand basin, ideal for family living. A real bonus is the converted attic room, which is floored, drywalled, and fitted with Velux-style windows, perfect as a home office, hobby room, or additional guest space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE ATTIC



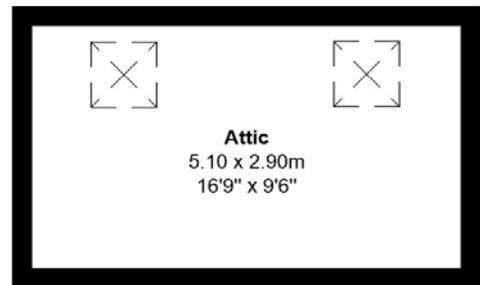
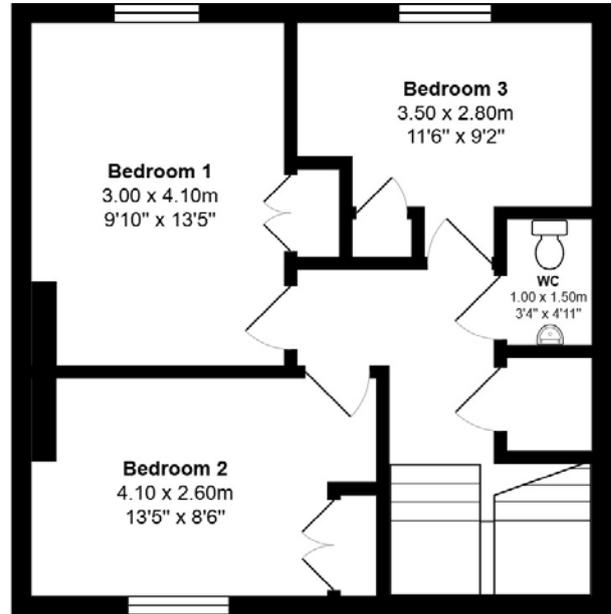
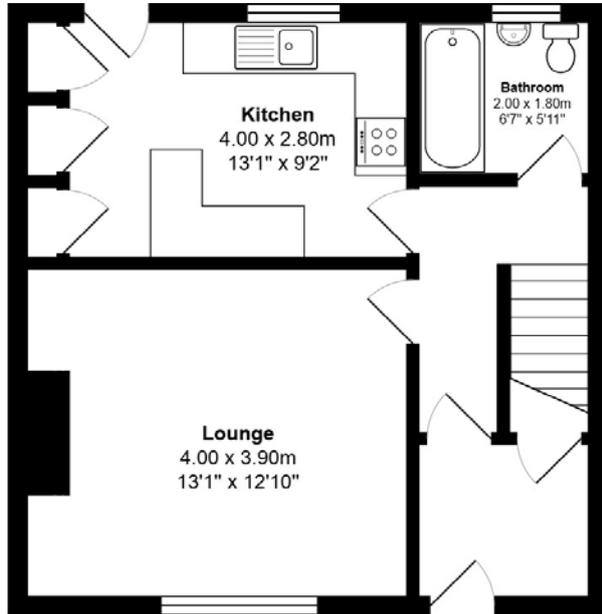
The walled rear garden offers privacy and potential for outdoor entertaining or play. It also features a brick-built, harled garden store with electricity, providing excellent workshop or storage options.

While the property would benefit from some redecoration, it presents a great opportunity to create a comfortable, personalised home in a popular area. Early viewing is recommended to appreciate the space, versatility, and potential this home has to offer.

EXTERNALS

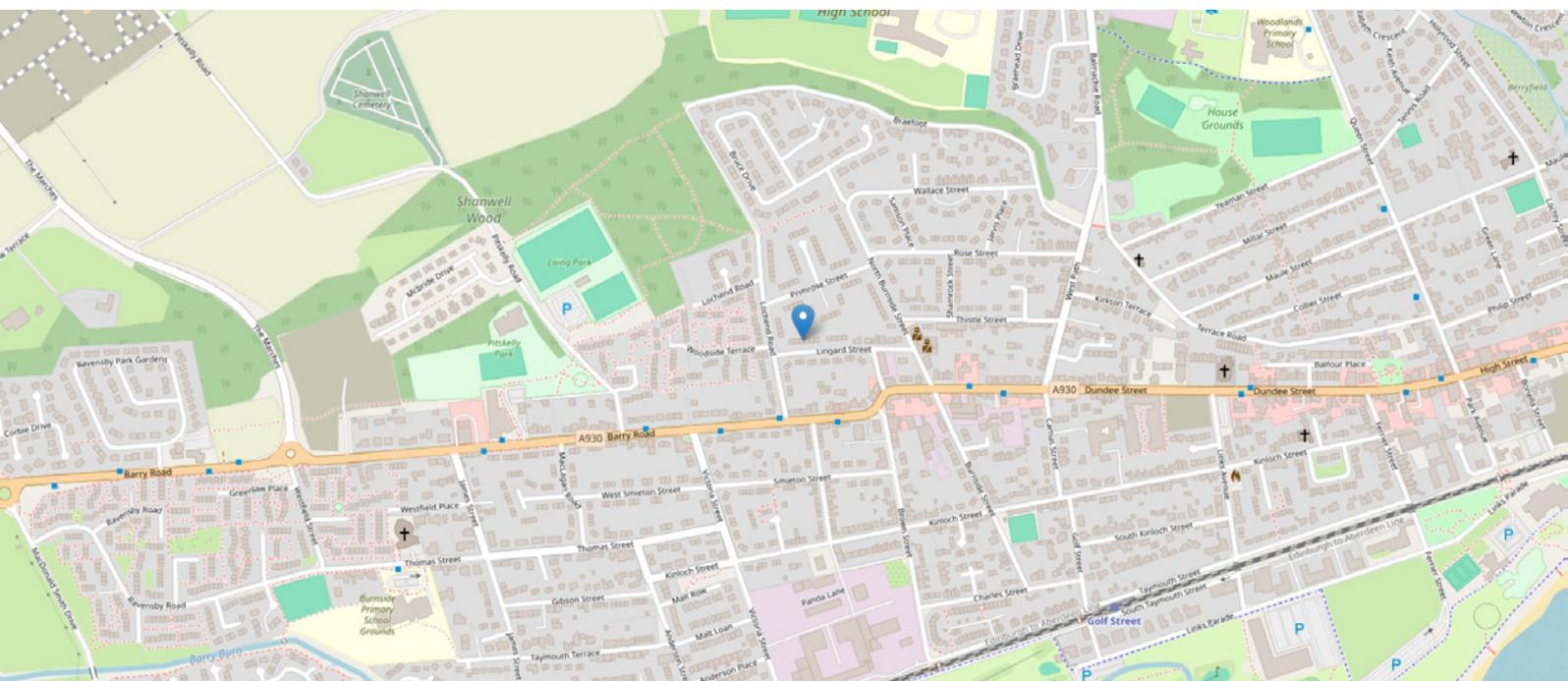


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: D



THE LOCATION

Carnoustie is a sought-after coastal town in Angus, well known for its scenic setting, strong community spirit, and excellent quality of life. It offers the perfect balance of seaside charm and everyday convenience, making it popular with families, commuters, and those seeking an active lifestyle. The town is home to a variety of independent shops, supermarkets, cafés, and restaurants, all within easy reach. Residents enjoy a relaxed pace of life while benefiting from a wide range of local services and amenities.

For those interested in sport and recreation, Carnoustie excels. It is internationally renowned for its championship golf course, regularly hosting major tournaments, and also offers local leisure facilities, football clubs, tennis courts, and access to beautiful walking and cycling routes along the coast. The sandy beach and seafront areas provide ideal spots for relaxation or outdoor activities.

Carnoustie has a mainline railway station, offering direct links to Dundee, Arbroath, Aberdeen, and Edinburgh, making it a convenient base for commuters. The nearby A92 also provides quick road access to Dundee and the surrounding area.

Families are well served by the local school catchment, including Carlogie Primary School and Carnoustie High School, both of which are well-regarded and within reasonable distance for those living in the residential neighbourhoods around the town centre.

Combining seaside tranquillity with practical amenities and strong transport links, Carnoustie remains a popular and well-connected place to call home.




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