




McEwan Fraser Legal
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20F Arbroath Road
CARNOUSTIE, ANGUS, DD7 6BL

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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 hostleries, the original style buildings creating an olde 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.

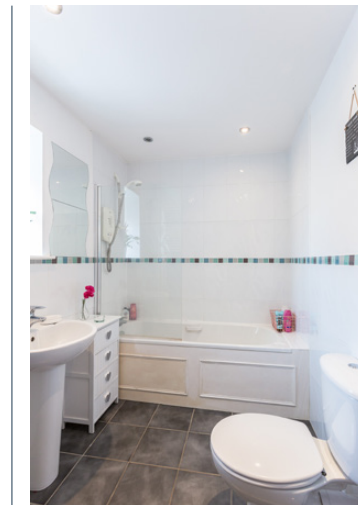
The area allows easy commuting both north and south including Dundee, only a short drive away and the neighbouring Angus towns. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.

McEwan Fraser Legal are delighted to offer onto the market this semi-detached two double bedroom property in a popular location. The upper accommodation consists of a bright, large lounge, which could be used as a living/dining area, and a modern kitchen which has been fitted with wall and base units and integrated appliances. The master bedroom allows plenty space for a double/king bed and furniture, while the second double bedroom is also generously sized again with plenty space for furniture. The bathroom is tiled with a toilet, basin, bath and overhead shower.

The property also features plenty storage space which includes built-in cupboards in one of the bedrooms and loft space. The property also benefits from double glazing and gas central heating.

Externally there is an allocated parking space for the property with additional guest parking.

Viewing is highly recommended to appreciate the size and location of the property.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.30m (14'1")
Kitchen	2.80m (9'2") x 2.40m (7'10")
Bedroom 1	5.60m (18'4") x 2.60m (8'6")
Bedroom 2	4.50m (14'9") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 1.80m (5'11")

Gross internal floor area (m²): 72m² | EPC Rating: C

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

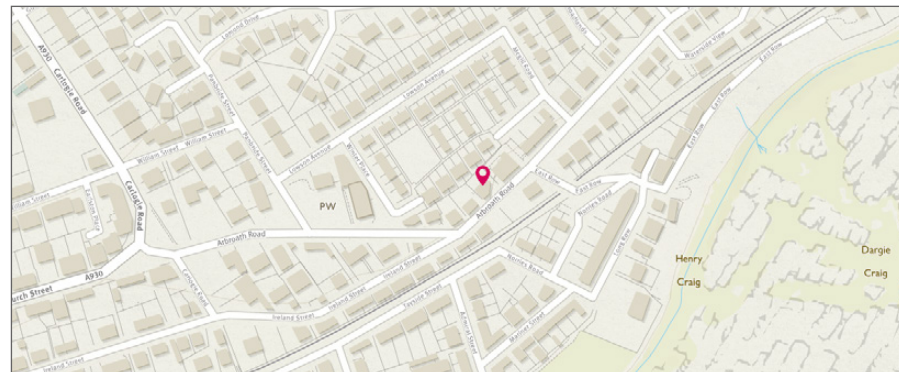


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