

155 Kinloch Street

CARNOUSTIE, DD7 7JP



Desirable two-bedroom semi with a drive for off-road parking and an attractive garden



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McEwan Fraser Legal is delighted to present this 2-bedroom house in Carnoustie. Contemporary features sit well within this stylish semi-detached villa to create a spacious feel infused with natural daylight making this home a pleasure to enjoy. This two-bedroom home enjoys a quiet location within the picturesque town of Carnoustie. Kinloch Street provides spacious and adaptable accommodation that makes for a fantastic, light-filled family home in a well-established and sought-after, residential area of Carnoustie, lying close to local amenities and schooling.

THE LOUNGE/DINER



Accommodation on the ground floor comprises; Lounge with a dining area offering a dual aspect. The kitchen is well stocked with cupboards and a side door opens to the gardens.

THE KITCHEN





A painted staircase stylishly leads to the upper floor where we have two bedrooms with built-in wardrobes and a contemporary bathroom including a bath with a shower over the bath and a glazed screen.

THE BATHROOM



BEDROOM 1



BEDROOM 2

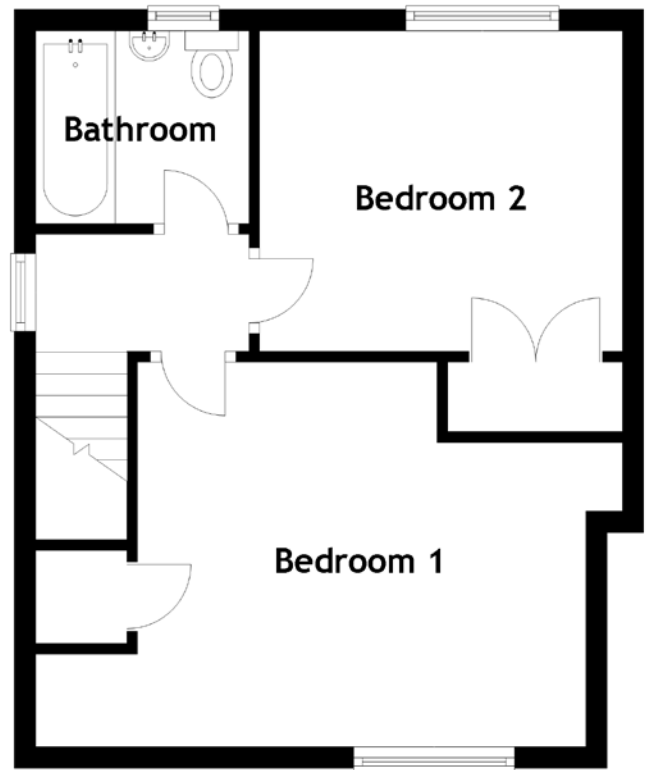
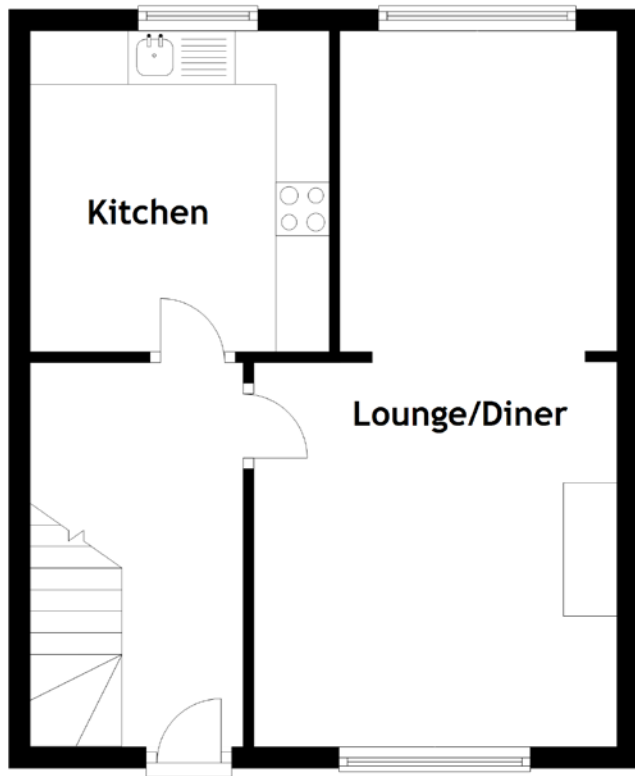


To the front of this home is a drive for off-street parking with a double gate offering secure parking if required. The rear garden is bounded by a mix of wooden fencing, metal fence and wall, and this area has been designed with privacy and entertaining in mind - a great spot to spend a lazy summer's day!

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

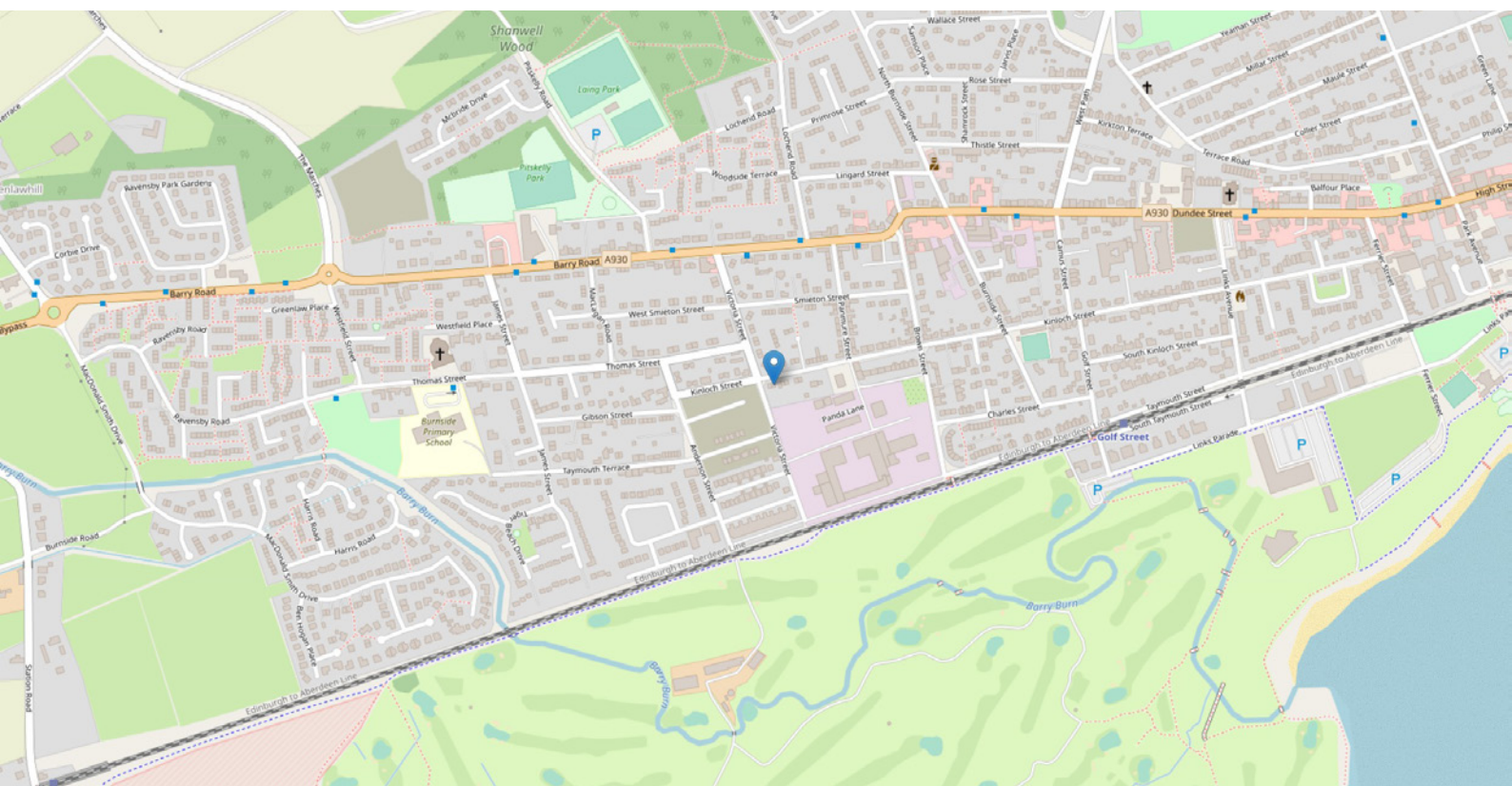


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.70m (22') x 3.40m (11'2")
Kitchen	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Bedroom 1	4.54m (14'11") x 3.60m (11'10")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")

Gross internal floor area (m²): 73m²
EPC Rating: D



THE LOCATION

Carnoustie is situated at the mouth of the Barry Burn on the North Sea coast. With a population of over ten thousand, Carnoustie is within travelling distance of Dundee, Arbroath, St.Andrews and beyond. It is on the main rail line along with frequent bus services and easy access to excellent main road links making commuting to this popular golf town straightforward.





The town was founded in the late 18th Century and grew rapidly throughout the 19th Century due to the expansion of the local textile industry and with its seaside location, it is best known for its associations with golf. The town boasts no fewer than four golf courses and has hosted the British Open on numerous occasions. St.Andrews is a 40-minute drive from Carnoustie. In addition, the Dunhill Cup, the pro-celebrity tournament is held every year at Carnoustie, St.Andrews and Kingsbarns, hosting celebrities such as Morgan Freeman, Michael Douglas and Hugh Grant. 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. 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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