

# 86 Brown Street

CARNOUSTIE, ANGUS, DD7 7JL



*BEAUTIFULLY PRESENTED THREE-  
BEDROOM FAMILY HOME*



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Contemporary features sit well within this stylish, beautifully presented, terraced villa to create a spacious feel infused with natural daylight making this home a pleasure to enjoy. This three-bedroom home enjoys a quiet location within the picturesque town of Carnoustie. 86 Brown 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 accommodation on the ground floor comprises: Lounge with two windows giving a garden aspect. A feature has been made of the fireplace chimney breast. Quality flooring adds to the luxury feel. The kitchen is well stocked with contemporary, modern, cupboards and contrasting worktops. There is ample space for a breakfast table and chairs. A door opens to the back garden. Also on the ground floor is the bathroom, modern, chic, and offers a shower over the bath with a glazed screen, and attractive vanity units make this bathroom a dream.

A staircase stylishly leads to the upper floor where we have three bedrooms with built-in wardrobes. To the front of this home is a neat garden, well maintained and laid out. The rear garden is bounded by a wooden fence and offers a patio and grassed area with a garden shed.





## The Lounge











**Bedroom 1**







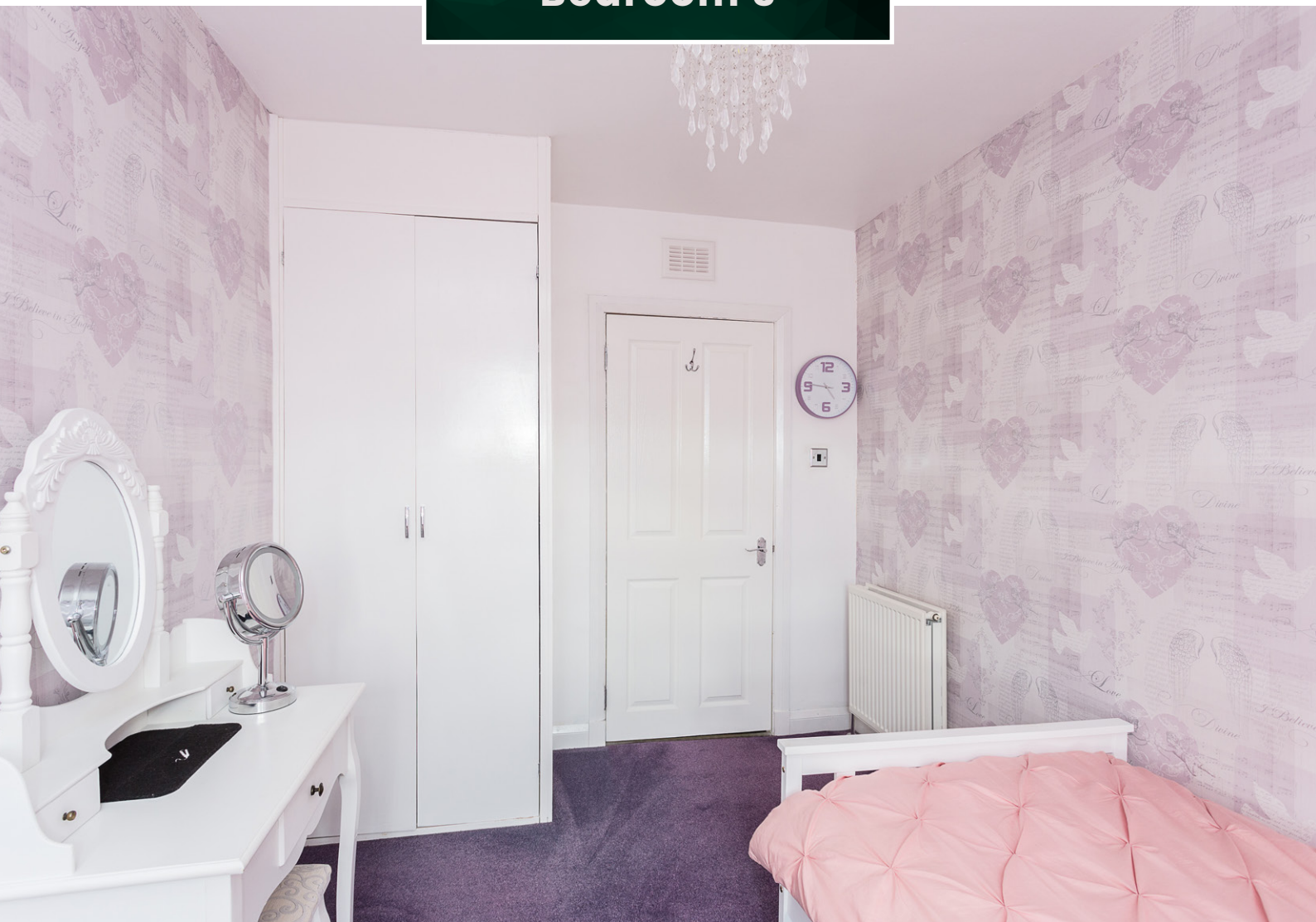
**Bedroom 2**







**Bedroom 3**











Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.20m (13'9")
Kitchen	3.70m (12'2") x 3.36m (11')
Bathroom	2.80m (9'2") x 1.50m (4'11")
Bedroom 1	4.60m (15'1") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 2.80m (9'2")
Bedroom 3	3.50m (11'6") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: D









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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 makes the commute to this popular golf town straightforward. The town, with its seaside location, 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. 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 the restaurants local shops and more.

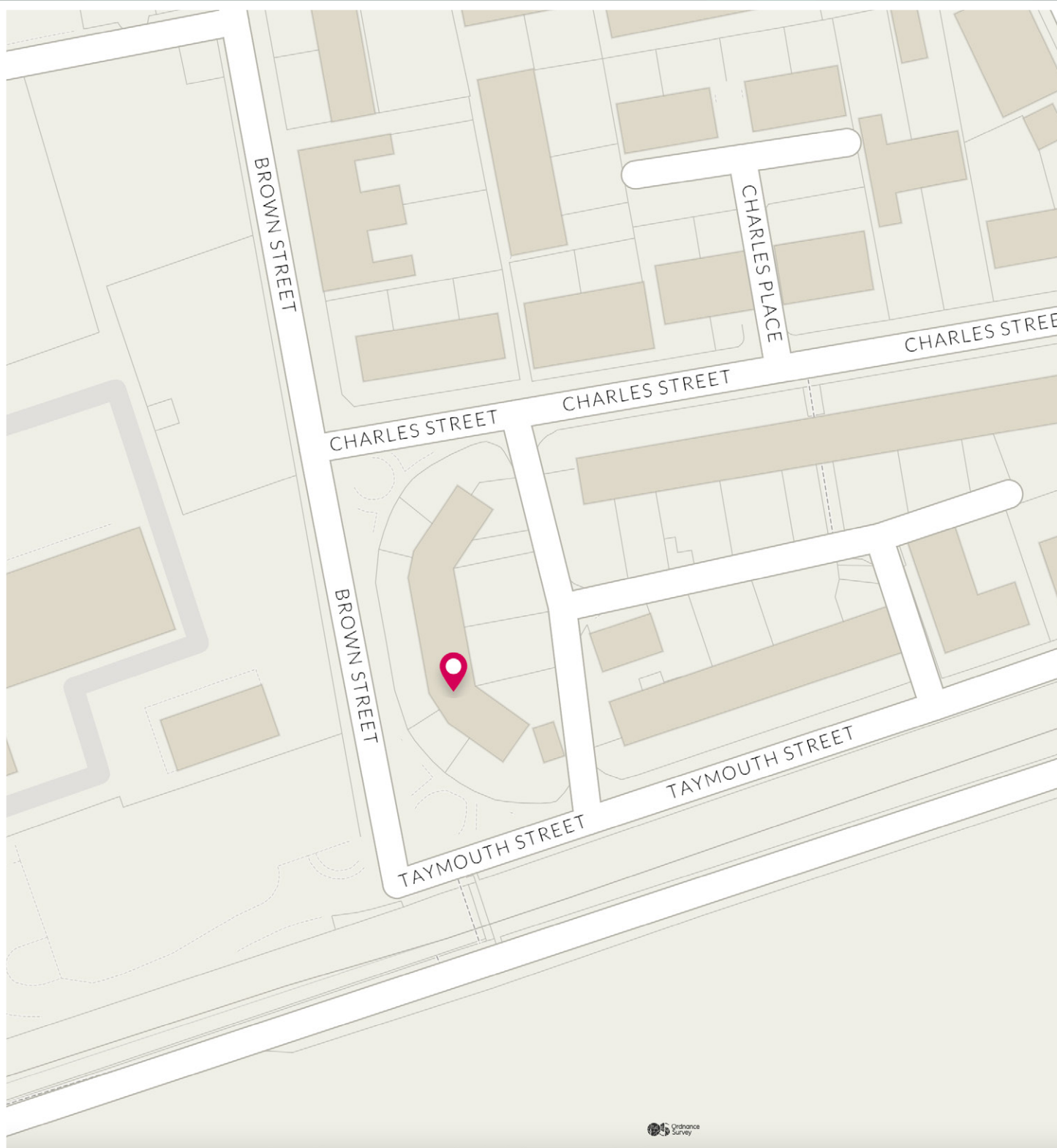
Carnoustie can be considered a commuter town for its closest city, Dundee, which is approximately 11 miles to the west. It is served by Carnoustie railway station and has a regular bus service.

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