

# 40 Kinloch Street

CARNOUSTIE, DD7 7EN



*A delightful end-terraced villa tucked into a quiet residential area within walking distance to the school and shops*



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Handsome period home, this is a delightful end-terraced villa tucked into a quiet residential area within walking distance to the school and shops.

# THE LOUNGE



The accommodation on the ground floor includes an elegantly proportioned lounge with a feature fireplace and stripped floorboards. The large window to the front floods the room with natural daylight.



# THE KITCHEN



The kitchen is well laid out with ample floor and wall units. There is ample room in the kitchen for a table and chairs and there is an island sink with a dishwasher. A door in the kitchen opens to reveal a large box room that could be used in a variety of ways.





# THE SUN ROOM, UTILITY & SHOWER ROOM



Another door reveals the utility room with a fold-down table and this room lead's to a shower room that comprises a quadrant shower cubicle, wash-hand basin and toilet. French doors from the kitchen open up to the sunroom.





On the first floor are three bedrooms and a family bathroom is located on the half landing.

# THE BATHROOM





# BEDROOM 1

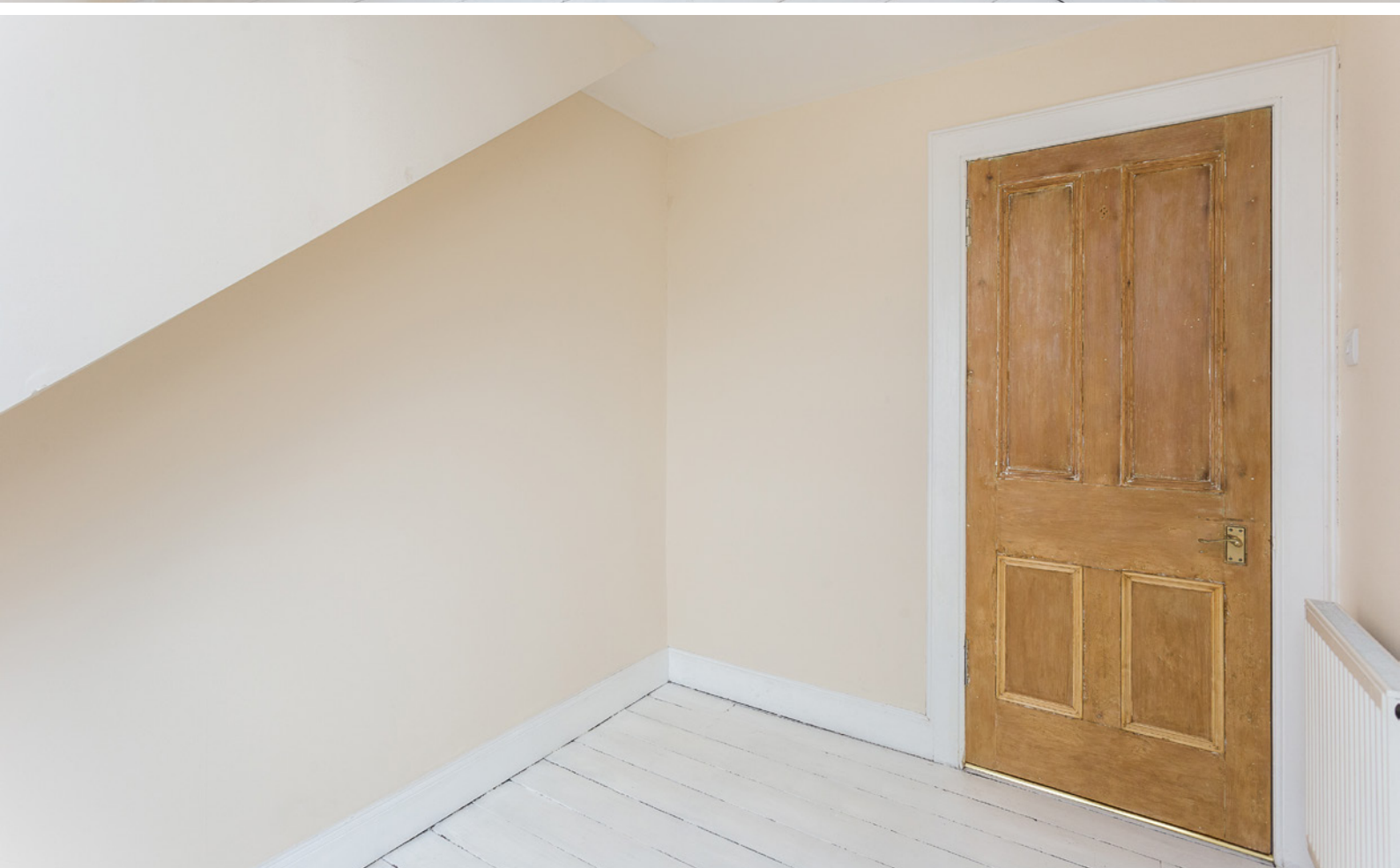




# BEDROOM 2



# BEDROOM 3





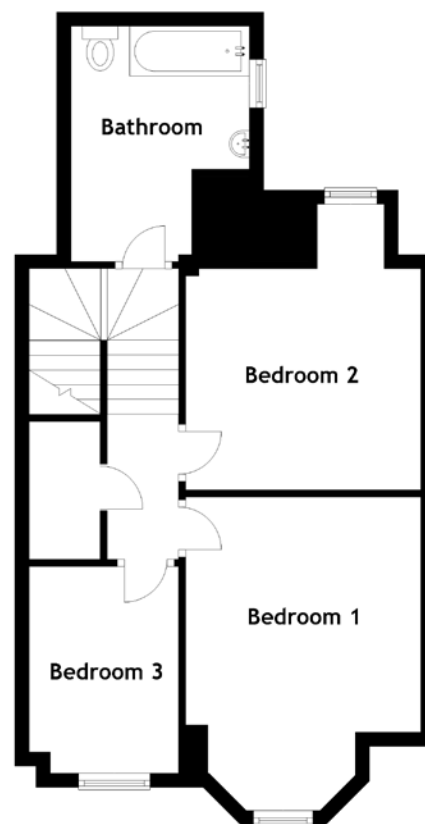
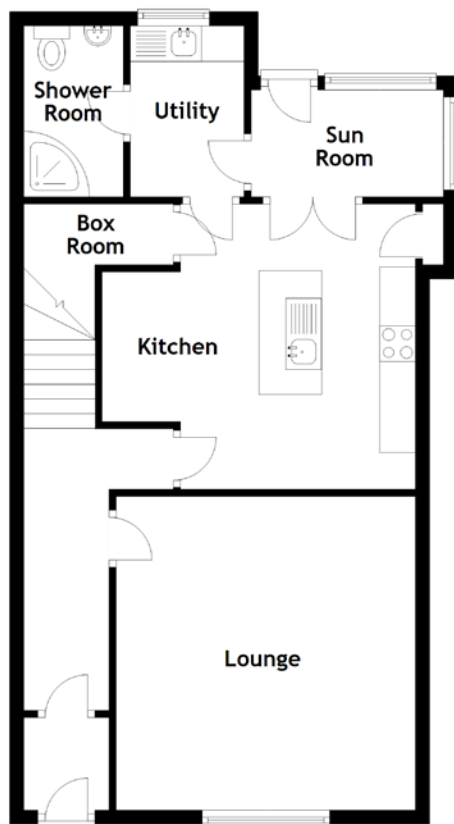
Externally there is an enclosed garden to the rear of the house with a patio and a deck. To the front, the garden has been laid to gravel to create a neat and tidy garden area. This wonderful home is not in a chain.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

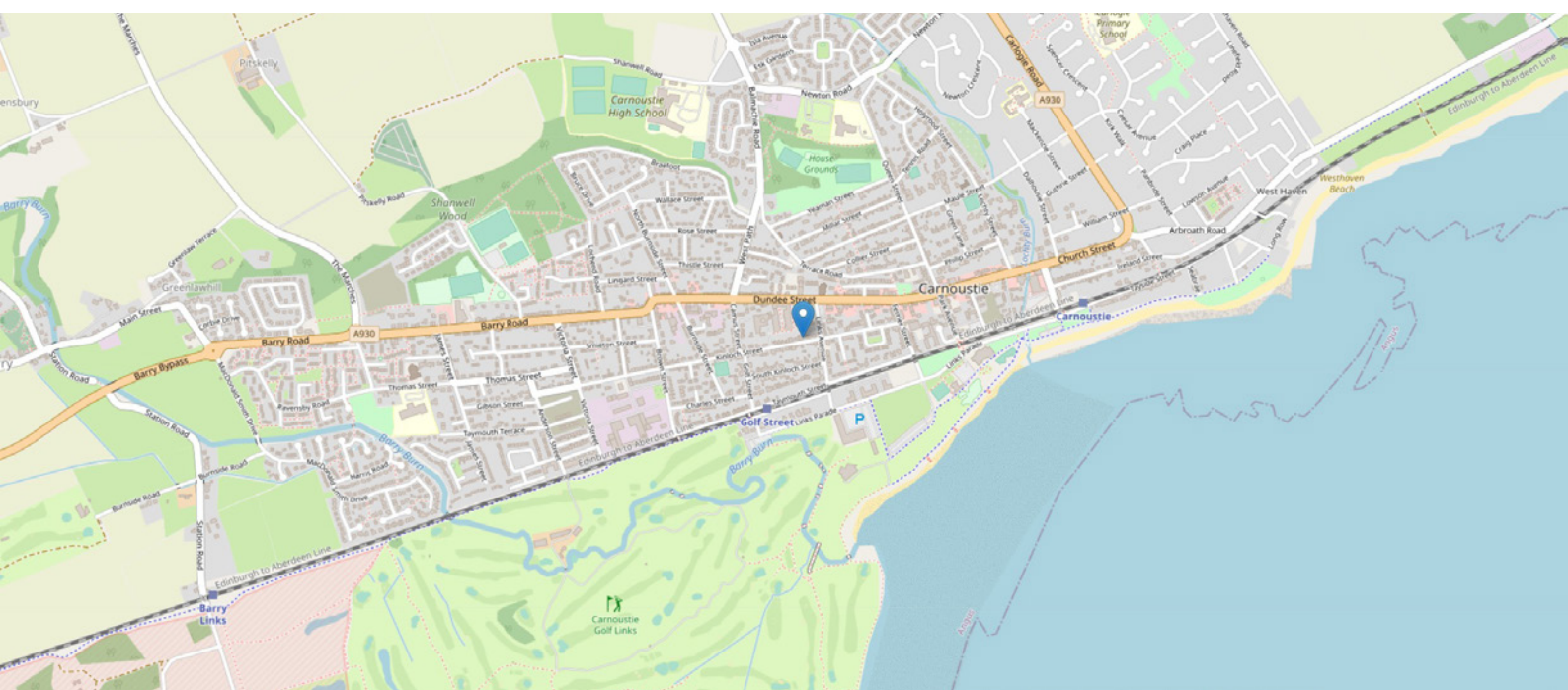


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen	4.40m (14'5") x 4.00m (13'1")
Sun Room	2.70m (8'10") x 1.50m (4'11")
Utility	2.40m (7'10") x 1.60m (5'3")
Shower Room	2.40m (7'10") x 1.40m (4'7")

Box Room	2.10m (6'11") x 2.00m (6'7")
Bathroom	
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup>  
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 makes' commuting to this popular golf town straightforward.

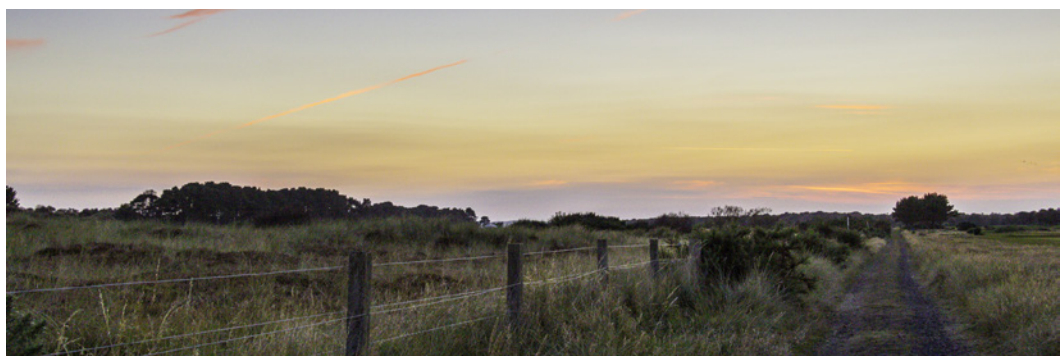






The town was founded in the late 18th Century and grew rapidly throughout the 19th Century due to the expansion of the local textile industry and with its seaside location, it is best known for its associations with golf. The town boasts no fewer than four golf courses and has hosted the British Open on numerous occasions, most recently in 2007. It is due to be played again this year at St. Andrews which 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. 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.



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