




McEwan Fraser Legal
Solicitors & Estate Agents
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61 Queen Street
CARNOUSTIE, ANGUS, DD7 7BA



AREA

CARNOUSTIE

ANGUS, DD7 7BA

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. Carnoustie 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. 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.



61

QUEEN STREET

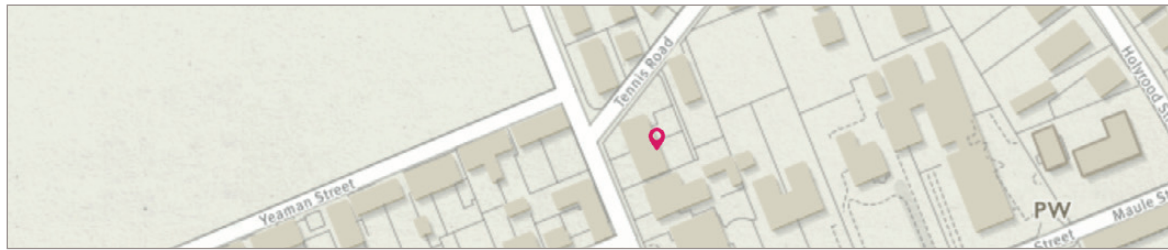
CARNOUSTIE, ANGUS, DD7 7BA

McEwan Fraser Legal is delighted to present this 2 double bedroom with nursery and 2 reception rooms downstairs terraced cottage. The property is in walk-in condition with double glazing and gas fired central heating. The cottage enjoys a non-estate location within walking distance of the high street and local amenities including the local school. Inside, the property comprises of:

- Fully equipped kitchen to the rear with storage cupboards for additional storage
- Spacious living area with lounge to the front and dining room to the rear with fireplaces
- 2 double bedrooms + a nursery or study on the first floor
- Generous size three-piece bathroom suite with rear aspect and storage cupboard access
- Plenty of storage cupboards throughout the property

In addition to this, the property includes a private rear garden with parking available opposite the cottage on the road. This is a rare opportunity to acquire a family home in a fantastic and convenient location.





DETAILS & SPECIFICATIONS

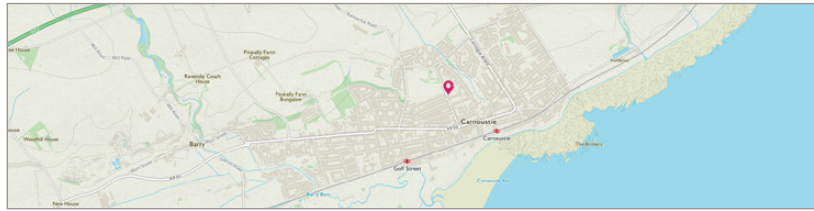
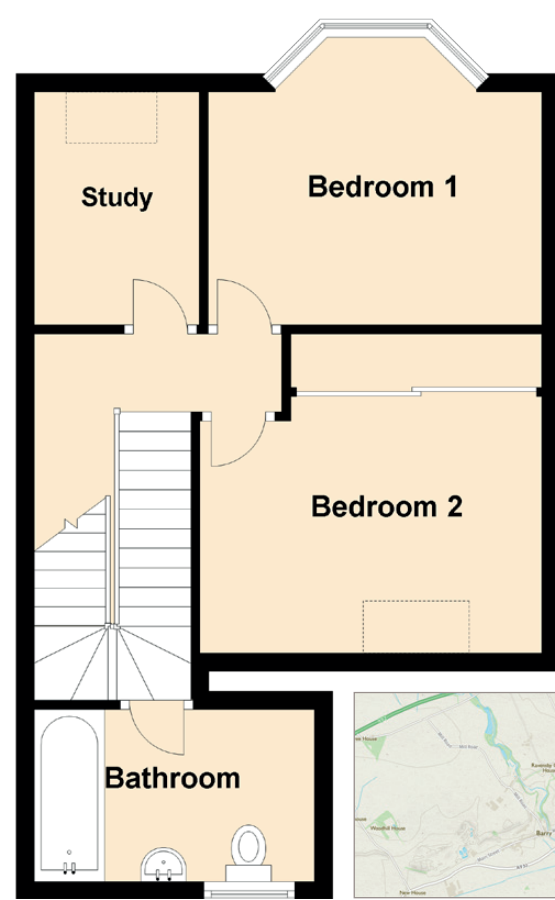
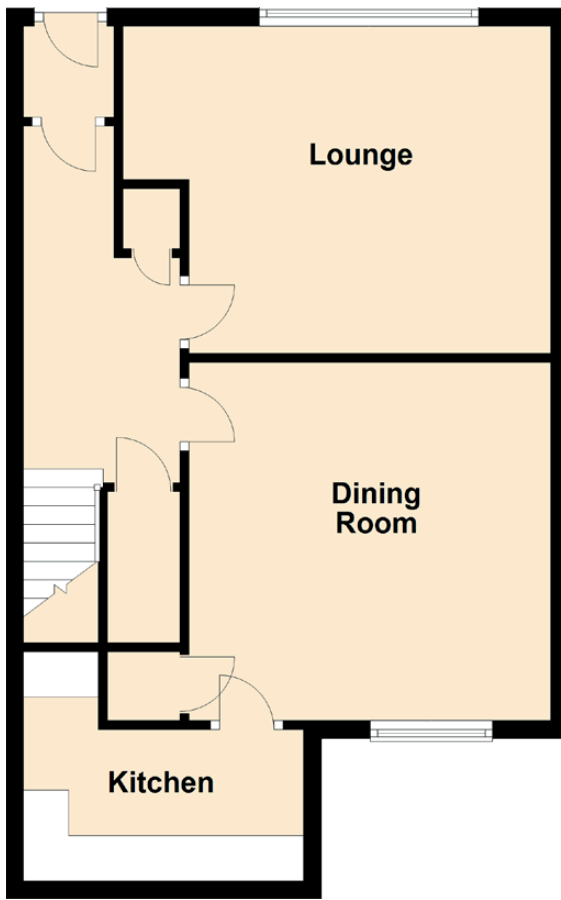
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	3.99m (13'1") x 3.61m (11'10")
Dining Room	3.99m (13'1") x 3.95m (13')
Kitchen	3.09m (10'2") x 2.10m (6'11")
Bedroom 1	3.64m (11'11") x 2.56m (8'5")
Bedroom 2	3.77m (12'4") x 2.56m (8'5")
Study	2.57m (8'5") x 1.82m (6')
Bathroom	3.09m (10'2") x 1.90m (6'3")

Gross internal floor area (m²): 90m²

EPC Rating: D





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Part
Exchange
Available

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