

# 24 Dundee Street

CARNOUSTIE, ANGUS, DD7 7PF



*SUBSTANTIAL FAMILY FIVE BEDROOM  
SEMI-DETACHED HOME*



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Mcewan Fraser Legal is delighted to present to the open market this substantial, semi-detached family home, ideally located close to local shops, amenities, and within walking distance of the renowned Carnoustie Golf Club. This charming property offers both space and convenience, making it an ideal choice for families seeking a comfortable and well-positioned residence.

The property is approached via a spacious driveway, providing ample parking and easy access to the front entrance. Upon entering, the period features of the entrance vestibule set the tone for the character and warmth that continues throughout the home. From here, the hallway leads to all the main living spaces, with the staircase rising to the first floor.



On the ground floor, the home offers a well-proportioned living room and a separate dining room, both of which provide ample space for family gatherings and entertaining.



The generously sized kitchen/ breakfast room is a key feature of the property, offering plenty of room for family meals, and a practical utility room with direct access to the rear garden complements it.



Additionally, the ground floor includes a flexible fifth bedroom, which could also serve as a family room, providing the opportunity to adapt the space to suit individual needs.



THIS IMAGE HAS BEEN VIRTUALLY STAGED

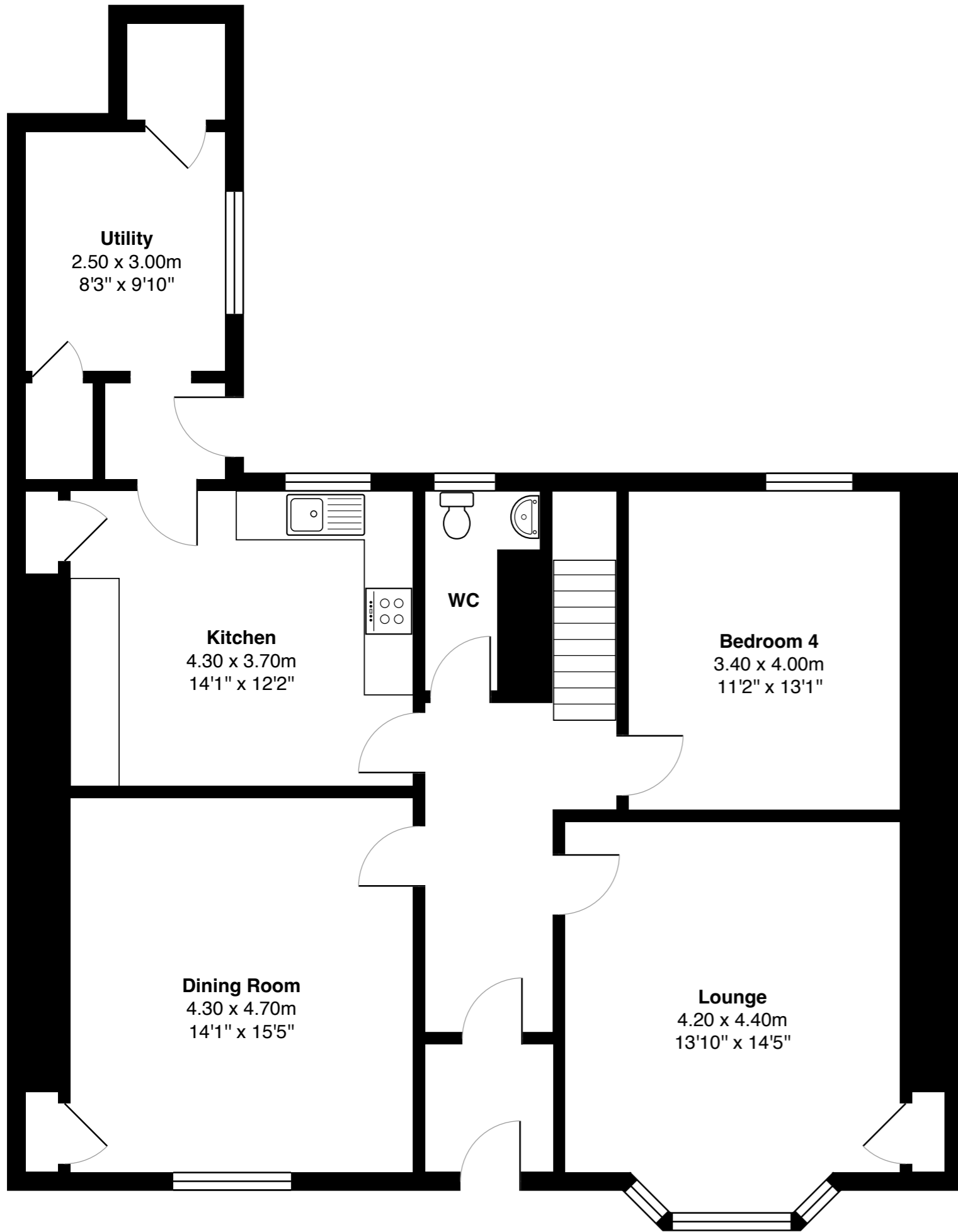


Upstairs, the accommodation continues to impress with three double bedrooms, offering plenty of space for family members. A further room, ideal as a box room or study, provides additional versatility for those who need a home office or extra storage. The first floor also benefits from two bathrooms one being a family bathroom, and the other a shower room, ensuring that the needs of a busy household are met with ease.

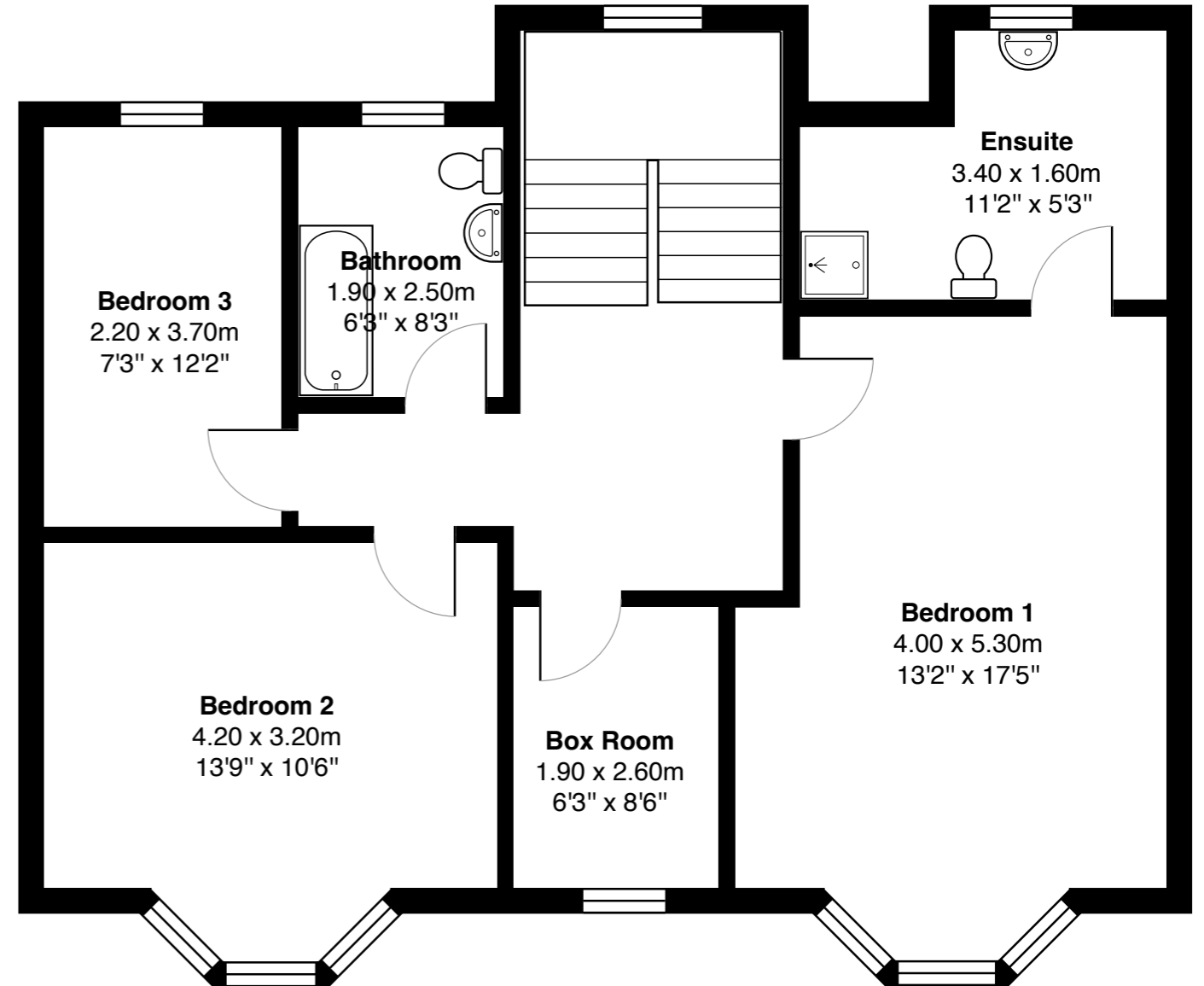








Gross internal floor area (m<sup>2</sup>): 180m<sup>2</sup>  
EPC Rating: D





Externally, the rear garden is enclosed and offers an area of lawn, providing a safe and private space for outdoor activities. The garden also gives access to useful outbuildings, offering additional storage or workshop space.

Given its spacious accommodation, period charm, and fantastic location, an internal inspection is highly recommended to fully appreciate the potential of this delightful family home.

## THE LOCATION

Situated on Scotland's East Coast approximately 10 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 hostelrys, the original style buildings creating an olde worlde 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, 3 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.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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