

52 Oswald Street

CARNOUSTIE, ANGUS, DD7 7DN



*STYLISH 4-BEDROOM, NEW,
DETACHED HOME IN CARNOUSTIE*



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McEwan Fraser Legal is delighted to present this family-sized home. Modern detached homes in this condition, with upgraded interiors and corner plot positioning, remain highly sought after in Carnoustie. Early viewing is strongly recommended to appreciate the space, finish and lifestyle offering available. Homes of this specification and condition within Carnoustie, Angus continue to attract strong demand, particularly those offering modern layouts, quality finishes and ready to move into presentation.

This detached family home offers well-balanced accommodation across two levels, a corner plot position, and the reassurance of an NHBC warranty, with the added benefit that all initial snagging has already been completed. This is a home that immediately presents as modern, refined and carefully finished throughout. Enhanced by thoughtful upgrades including quality flooring, fitted wardrobes and decorative wall panelling, the property offers a warm and cohesive interior style that feels both contemporary and welcoming. The overall impression is one of a home that is fully complete and ready for immediate occupation.

The ground floor has been designed to support modern family life with a strong emphasis on space and versatility. A welcoming hallway leads into a guest cloakroom with WC and a wash hand basin, providing everyday convenience. The principal lounge is generously proportioned, creating an ideal setting for relaxation and entertaining.





A separate family room or snug offers additional flexibility, perfectly suited as a home office, playroom or secondary living space depending on lifestyle needs.





At the heart of the home is the large dining, kitchen and family room, designed as a social hub with ample space for dining and everyday gathering, forming a natural focal point of the property.







The first floor continues the sense of space with four well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, providing a comfortable and practical retreat. Three further bedrooms offer flexibility for family members, guests or dedicated workspace, depending on requirements. The family bathroom is fitted with a bath and a contemporary suite, serving the remaining bedrooms effectively.





Bedroom 2

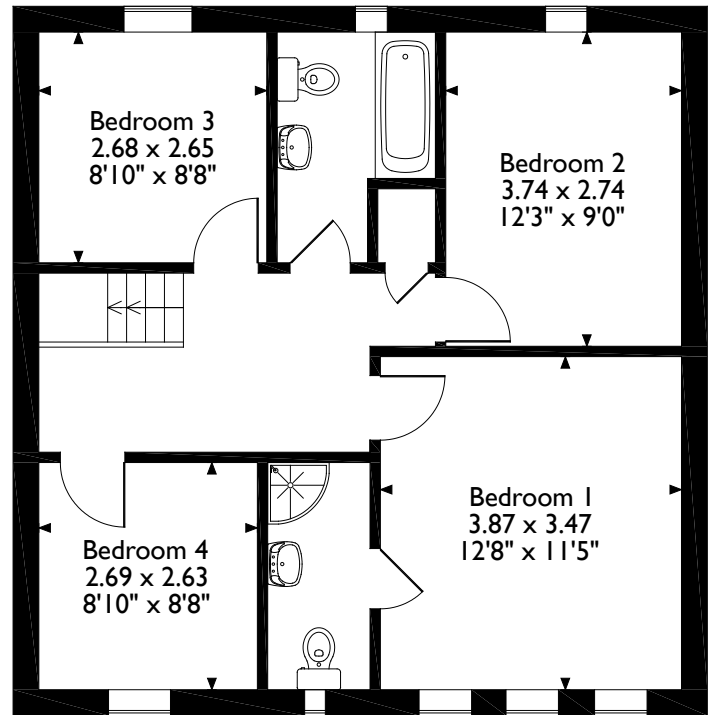
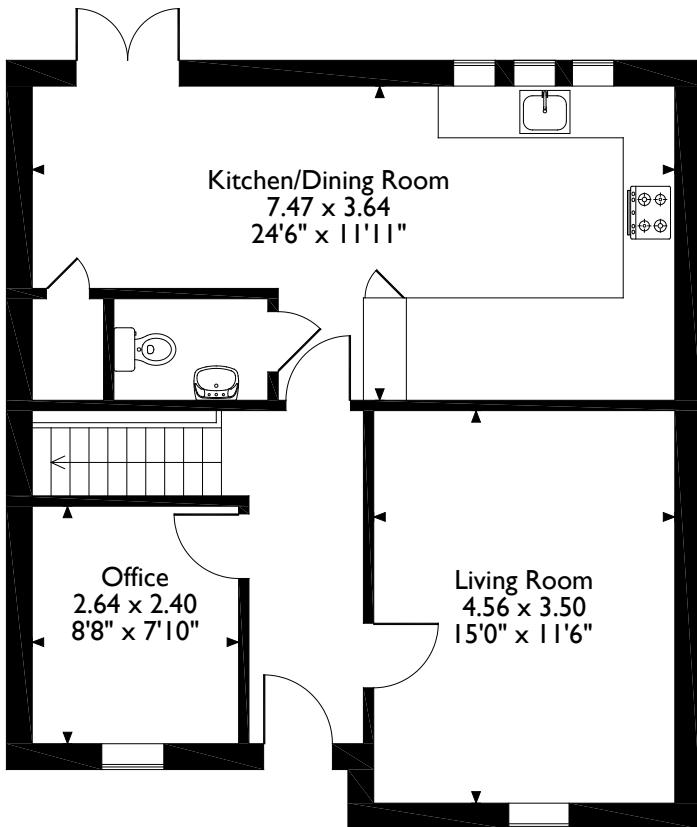




Bedrooms 3&4







Gross internal floor area (m²): 115m²

EPC Rating: B



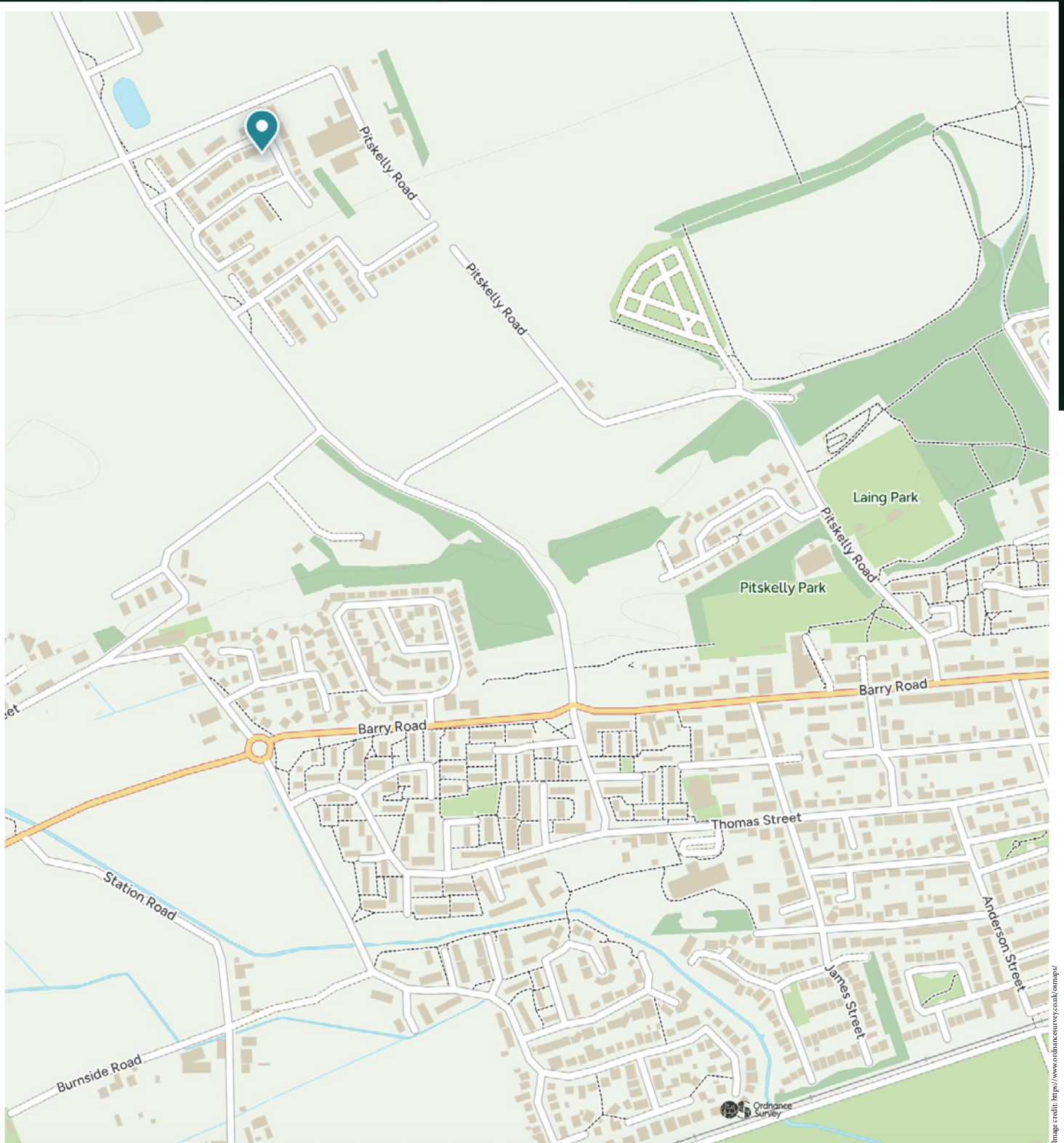
Externally, the property occupies a desirable corner plot position with a driveway located to the rear of the home. The gardens have been primarily laid to lawn, creating a low-maintenance and usable outdoor space suitable for families. A paved patio area provides an excellent setting for outdoor seating and dining, while a garden bar adds a distinctive lifestyle feature for entertaining during warmer months. As a recently constructed property, the home benefits from the remaining NHBC warranty, offering peace of mind for buyers.

With snagging works already addressed, the property presents in a completed and polished condition, allowing immediate enjoyment without the delays or disruption of new build completion issues. Modern four-bedroom detached homes in Carnoustie with multiple reception spaces, upgraded interiors and ready to move into condition are consistently in strong demand. This property combines space, flexibility, quality presentation and modern construction reassurance, making it highly appealing to families and professional buyers alike.

Situated on Oswald Street within Carnoustie, Angus, the property enjoys a well-regarded residential setting close to local amenities and services. The town offers a range of shops, cafés, leisure facilities and everyday conveniences, alongside its well-known coastal setting and golf heritage. Schooling is available locally at Carlogie Primary School and secondary education at Carnoustie High School, both serving the surrounding community.

Carnoustie railway station provides direct links to Dundee and Aberdeen, while the A92 offers convenient road access across Angus and beyond. The nearby coastline, beach and golf links further enhance the lifestyle appeal of the area.





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