



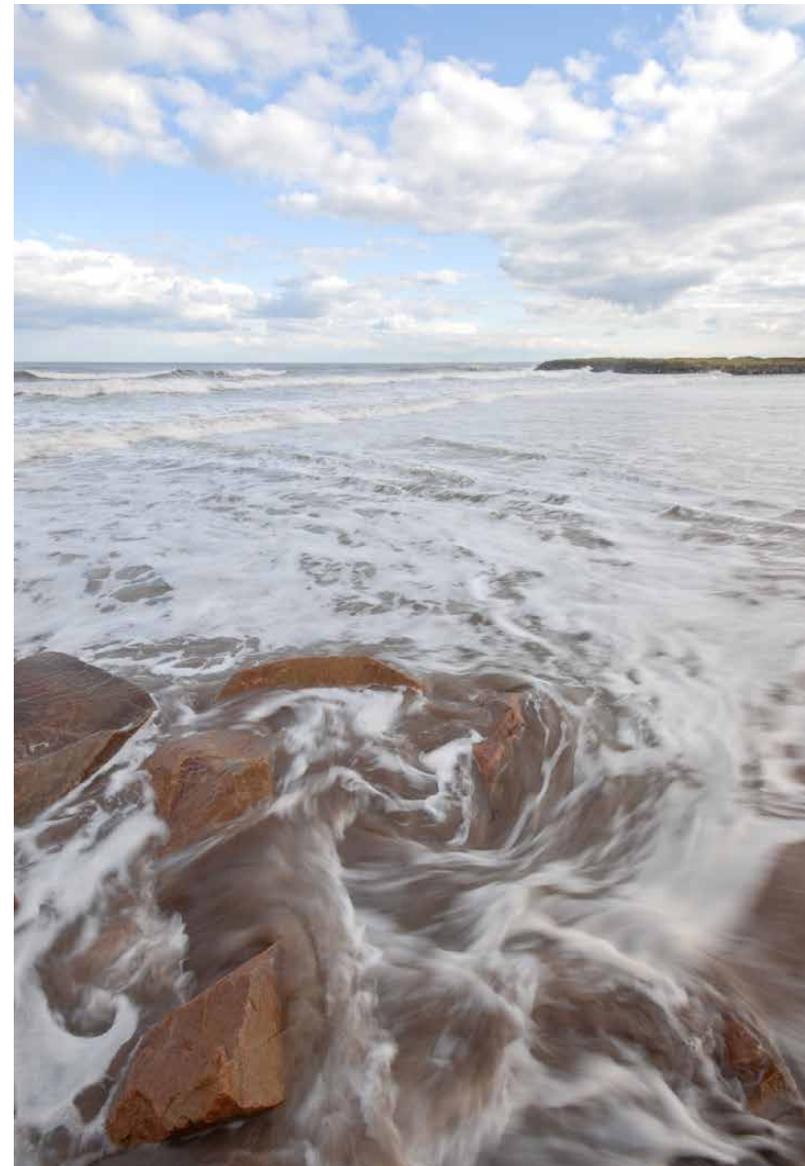

McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

75 Holyrood Street

CARNOUSTIE, ANGUS, DD7 6HL



CARNOUSTIE

ANGUS. DD7 6HL

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.

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, 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.

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.

75 HOLYROOD STREET

CARNOUSTIE, ANGUS, DD7 6HL

We're delighted to offer onto the open market this spacious 3 bedroom property situated in this popular residential area.

The property is accessed via the stairs to the right of the building. You take the stairs to the property and walk into the hallway with doors to all rooms. The kitchen/dining area is accessed on the right and has modern units and appliance space with a seating area. The living room is found opposite with a front aspect and is a generous size with wood flooring and ample space for different furniture setups. The three bedrooms are all doubles in size with fitted wardrobes. The bathroom is a modern three piece suite with shower over bath.

Outside you have a driveway to the side with ample off-street parking. You can then access the rear garden with space for a hot tub with outside power source and geezbo. There is an area of lawn and access to the detached single garage with light and power. The owner was in the middle of converting this into a games room so it currently has a plastered wall up by the garage door.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|---------------------------------|
| Lounge | 5.70m (18'8") x 3.50m (11'6") |
| Kitchen | 3.10m (10'2") x 2.60m (8'6") |
| Bedroom 1 | 3.90m (12'10") x 3.30m (10'10") |
| Bedroom 2 | 3.80m (12'6") x 3.30m (10'10") |
| Bedroom 3 | 2.90m (9'6") x 2.90m (9'6") |
| Bathroom | 1.90m (6'3") x 1.80m (5'11") |

Gross internal floor area (m²): 78m²

EPC Rating: C

Extras (Included in the sale):
 Floor coverings, blinds, gazebo, fitted appliances,
 light fittings, blinds and shed are included.



Image credit: <https://www.dominicssurvey.co.uk/gallery/>



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer