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CARNOUSTIE, ANGUS, DD7 7QJ



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.

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. There are several good hotels, restaurants, local shops and more.

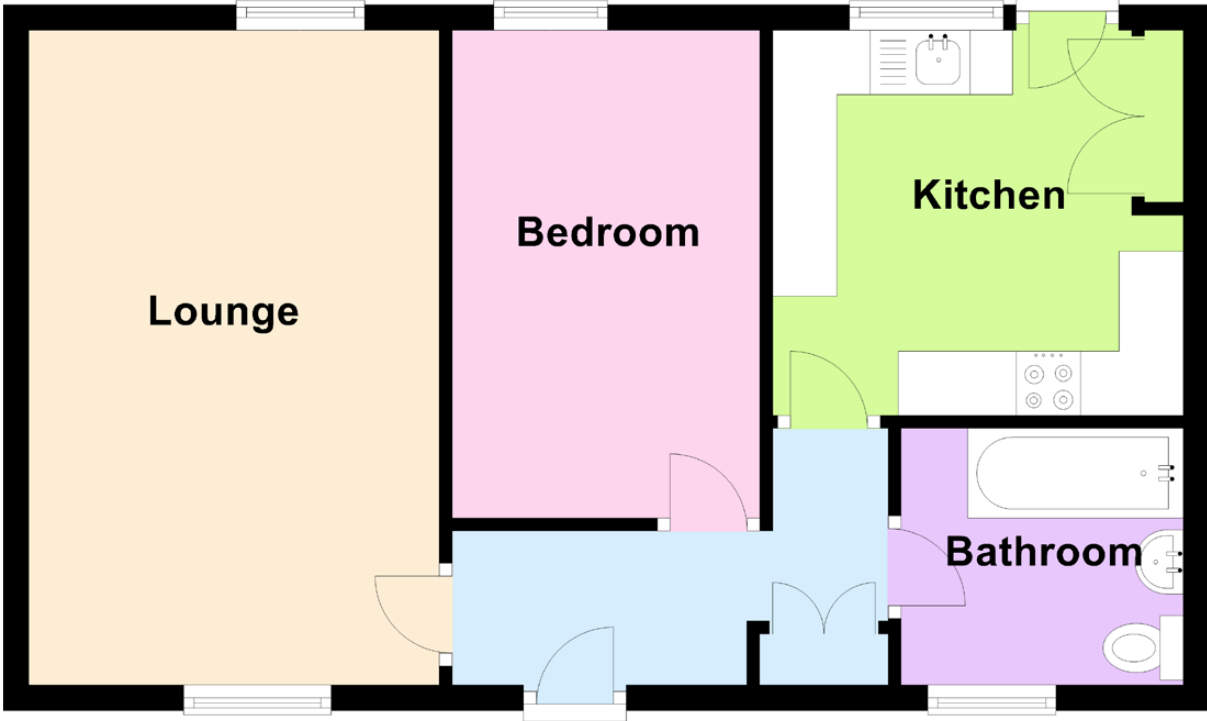
Carnoustie can be considered a commuter town for its closest city, Dundee, which is approximately 11 miles to the west. It is served by Carnoustie Railway Station and has a regular bus service.



Beautifully presented, this is a delightful semi-detached cottage is within walking distance to the shops. The accommodation on all on the ground floor and includes a spacious living room with a feature log-burning stove as a focal point to the room. The kitchen is well laid out with ample floor and wall units and a breakfast bar space. A back door leads to the enclosed patio. The bathroom comprises a bath with shower over and a glazed screen, wash hand basin and toilet. The double bedroom offers access to the loft.

Externally there is an enclosed garden to the rear of the house with a patio and a further section of garden containing a shed and log store.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom	3.80m (12'6") x 2.40m (7'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 46m²
EPC Rating: D

TRAIN LINKS

NEAR GOLF COURSE

NEAR SCHOOLS

LOCAL AMENITIES

PLACES TO EAT

NEAR BEACH

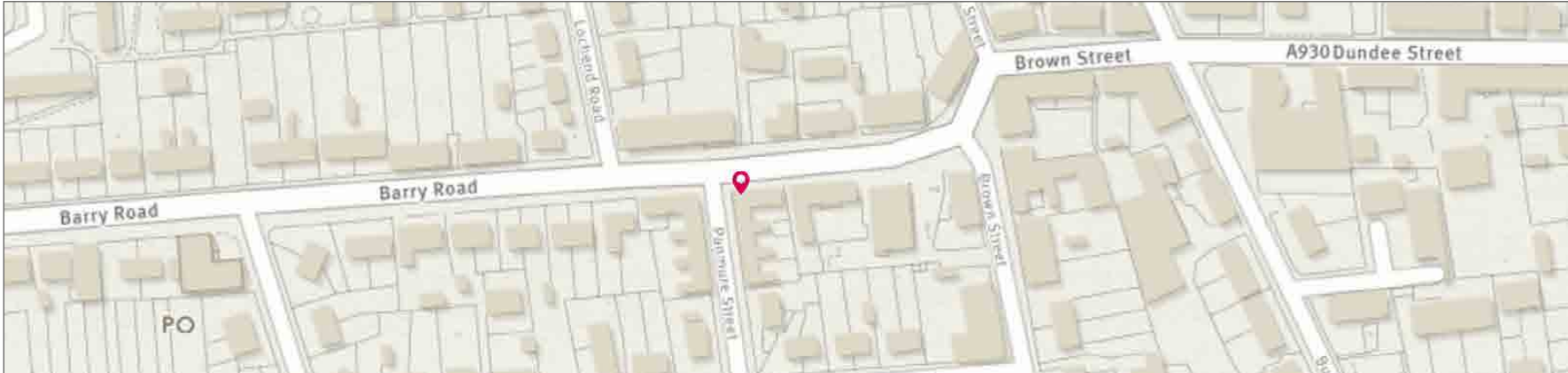


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