

28 The Maltings

VICTORIA STREET, CARNOUSTIE, DD7 7LF



This stunning two-bedroom luxury apartment is perfectly positioned within Carnoustie to take advantage of the golf course and the beach



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Luxurious accommodation set in the golfer's paradise of historic Carnoustie, this stunning two-bedroom luxury apartment is perfectly positioned within Carnoustie to take advantage of the golf course and the beach. This apartment has been constructed to capture the essence of contemporary living, together with the tranquillity and peace of a seaside location and the added benefit of having a town with an eclectic mix of local shops. Viewing is highly recommended of this well-presented and particularly spacious ground floor property.

On entering the apartment you can feel the quality and care that has been taken by the current owners to create a comfortable living experience. The property is accessed via a secure entrance system. A well-maintained corridor leads to the apartment.

THE LOUNGE



In more detail, the property comprises; a bright and welcoming hallway. The open-plan lounge and kitchen/diner is the centrepiece of this property and this has been finished to a high standard to create the perfect area for relaxing or entertaining whilst enjoying the views that the veranda offers. The kitchen has been fitted to include a good range of contemporary floor and wall-mounted units with a worktop, which provides a fashionable and efficient workspace.





There are two good-sized, double bedrooms one of which has an en-suite shower room, and both rooms have fitted cupboards.

The spacious Bathroom has a large recessed vanity mirror with ample lighting to give this room a bright feel. A shower is over the bath. There is ample residents parking and visitor parking is also available.

The veranda has been finished with a glazed and gated balustrade with a path to the parking and grassed areas of communal gardens in front.

THE BATHROOM



BEDROOM 1



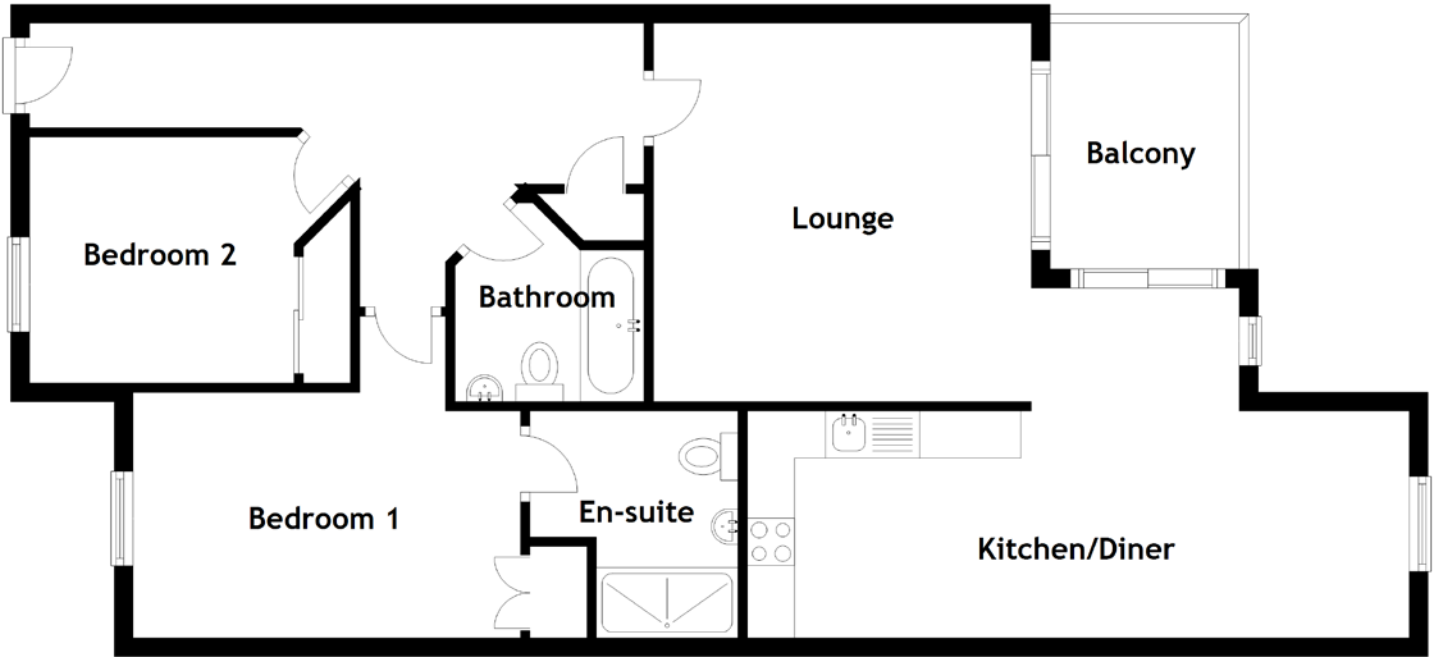
BEDROOM 2



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

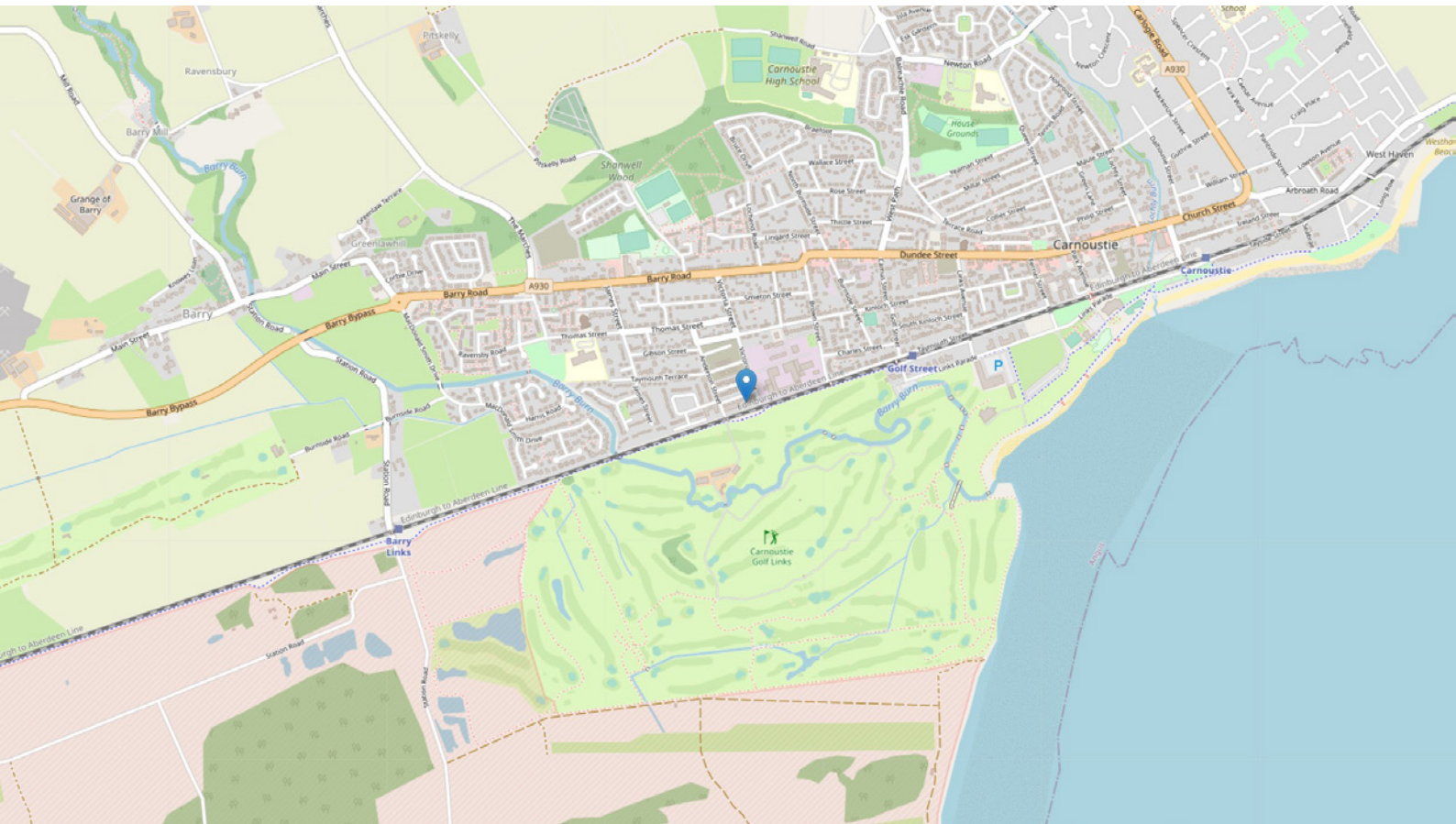


Approximate Dimensions (Taken from the widest point)

Lounge 4.00m (13'1") x 4.00m (13'1")
 Kitchen/Diner 7.00m (23') x 2.40m (7'10")
 Balcony 2.70m (8'10") x 2.10m (6'11")
 Bedroom 1 4.10m (13'5") x 3.40m (11'2")

En-suite 2.40m (7'10") x 2.20m (7'3")
 Bedroom 2 2.80m (9'2") x 2.60m (8'6")
 Bathroom 2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 80m²
 EPC Rating: B



THE LOCATION

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 make 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.

The town boasts no fewer than four golf courses and has hosted the British Open on numerous occasions, most recently in 2007. It is due to be played again this year at St.Andrews which 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.

There is one secondary school and three primary schools and 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.



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