

2 Westhaven Park

CARNOUSTIE, DD7 6JZ



*Detached chalet bungalow with three bedrooms
two bath/shower rooms and a sun porch*



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McEwan Fraser Legal is delighted to present this three-bedroom chalet bungalow in Carnoustie. Welcome to this charming detached chalet bungalow, offering a spacious and well-laid-out interior, situated in a desirable location just minutes away from the beach and golf course.

THE LOUNGE/DINER



Upon entering the property, you are greeted by a generously sized lounge/diner, providing an ideal space for relaxation and entertaining.

THE KITCHEN



Adjacent to the lounge/diner is a well-appointed kitchen, offering ample storage and workspace for culinary endeavours. The ground floor also comprises a sunroom, bedroom, and bathroom, providing flexible living accommodation to suit various lifestyles.



THE SUN ROOM & BATHROOM



BEDROOM 1





Ascending to the upper floor, you will find two additional bedrooms and a shower room, providing privacy and comfort for occupants. Excellent storage facilities throughout the property ensure practicality and convenience for everyday living.

THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



EXTERNALS

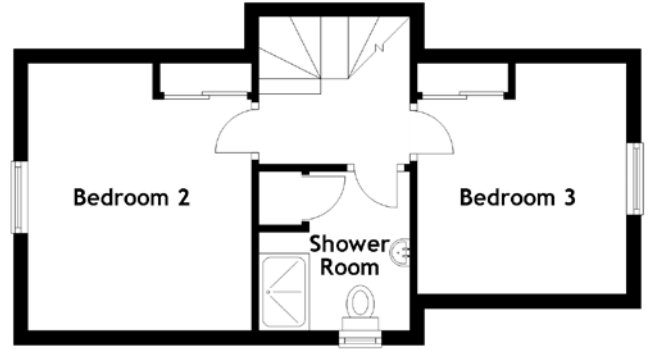
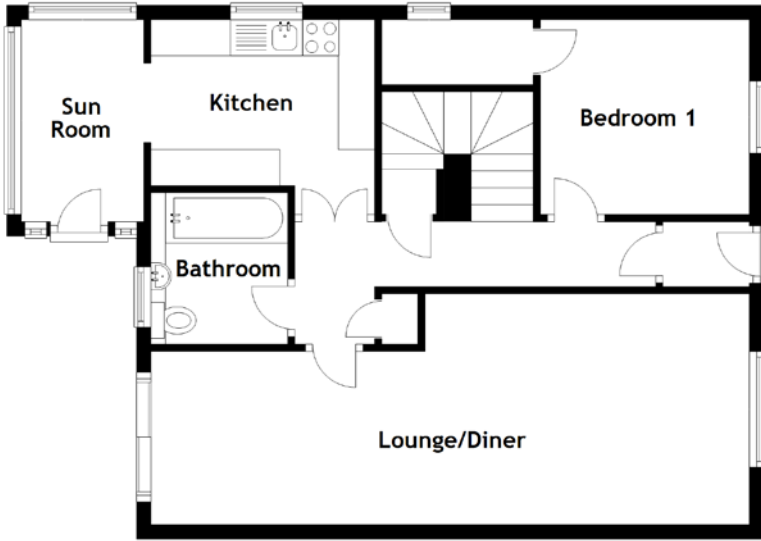


Externally, this home sits on a good-sized plot with gardens to the front and back, offering opportunities for outdoor enjoyment and recreation. A drive to the side provides off-road parking, leading to a detached garage, offering additional storage and parking space.

While this property has been cherished in the past, it now presents an opportunity for a program of updating to fulfil its full potential. The once-loved garden requires some tender loving care, providing scope for green-fingered enthusiasts to create their own outdoor haven.

With its convenient location close to the beach and golf course, this property presents an enticing opportunity for those seeking a tranquil coastal lifestyle. Don't miss the chance to view this desirable home and envision the possibilities it holds for your future.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	8.30m (27'3") x 3.20m (10'6")
Kitchen	3.10m (10'2") x 2.00m (6'7")
Sun Room	2.80m (9'2") x 1.70m (5'7")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Bedroom 1	2.90m (9'6") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 2.10m (6'11")
Bedroom 2	3.70m (12'2") x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 2.90m (9'6")

Gross internal floor area (m²): 90m²
EPC Rating: D



THE LOCATION

Welcome to Carnoustie, a picturesque coastal town in Angus, Scotland, renowned for its world-class golfing heritage, stunning beaches, and warm Scottish hospitality. Nestled along the shores of the North Sea, Carnoustie is a golfer's paradise, boasting one of the most challenging and prestigious golf courses in the world – the legendary Carnoustie Golf Links. Golf enthusiasts from around the globe flock to this iconic course, which has hosted numerous Open Championships, showcasing the town's enduring connection to the sport.





Beyond its renowned golfing reputation, Carnoustie offers a wealth of natural beauty and outdoor adventures. Take a leisurely stroll along the pristine sands of Carnoustie Beach, where you can breathe in the fresh sea air and soak in panoramic views of the coastline. Or venture inland to explore the rugged beauty of the Angus countryside, with its rolling hills, meandering rivers, and charming villages waiting to be discovered.

History buffs will delight in Carnoustie's rich heritage, with landmarks such as the Barry Mill, a restored 19th-century water-powered mill, offering a glimpse into Scotland's industrial past. Meanwhile, the nearby House of Dun provides a fascinating insight into Georgian architecture and aristocratic life in Scotland.

After a day of exploration, indulge in the town's culinary delights, with an array of charming cafes, traditional pubs, and fine dining establishments offering mouthwatering Scottish cuisine and locally sourced delicacies.

Whether you're teeing off on the world-famous golf course, relaxing on the beach, or immersing yourself in the town's rich history and culture, Carnoustie invites you to experience the perfect blend of relaxation, adventure, and Scottish charm.



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