



An exceptional semi-detached villa boasting three bedrooms, a kitchen-diner, an enclosed back garden and a drive for off-road parking



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McEwan Fraser Legal is delighted to introduce an exceptional semi-detached villa boasting three bedrooms, this meticulously maintained property offers a modern and comfortable living space. With its stylish design and high standard of specification, this home presents a fantastic opportunity to embrace contemporary living.

THE LOUNGE



Upon entering, you are greeted by an elegantly proportioned lounge that provides a welcoming and versatile space for relaxation and entertaining.

THE KITCHEN/DINER



The open-plan kitchen dining room offers a seamless flow, creating a central hub for culinary delights and social gatherings. The ground floor also features the convenience of a guest cloakroom, adding a practical touch to everyday living.





Venturing to the upper floor, you will find three well-appointed bedrooms, offering comfortable and private spaces for rest and rejuvenation. The family bathroom complements the upper floor, providing a modern and stylish sanctuary with an electric shower over the bathtub and chic vanity fittings. Excellent storage solutions throughout the property ensure a clutter-free environment and promote efficient organisation.

The decor of this property is fresh and modern, creating a delightful ambience throughout. Impeccably maintained, this home is ready to be walked into, allowing you to settle in and start enjoying the comforts of modern living immediately.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property benefits from a driveway accommodating two cars, adding a layer of convenience and ensuring ample parking space. The enclosed garden to the rear creates a private and tranquil retreat, ideal for outdoor relaxation or al fresco dining.

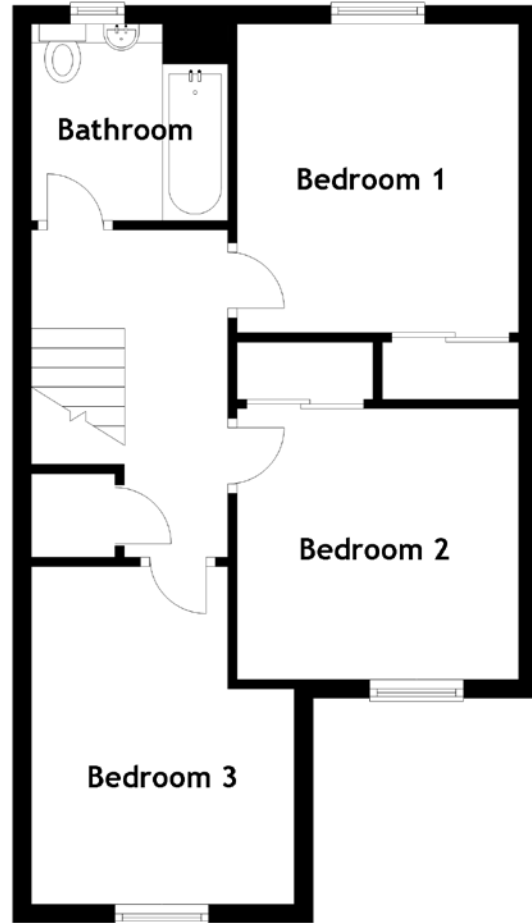
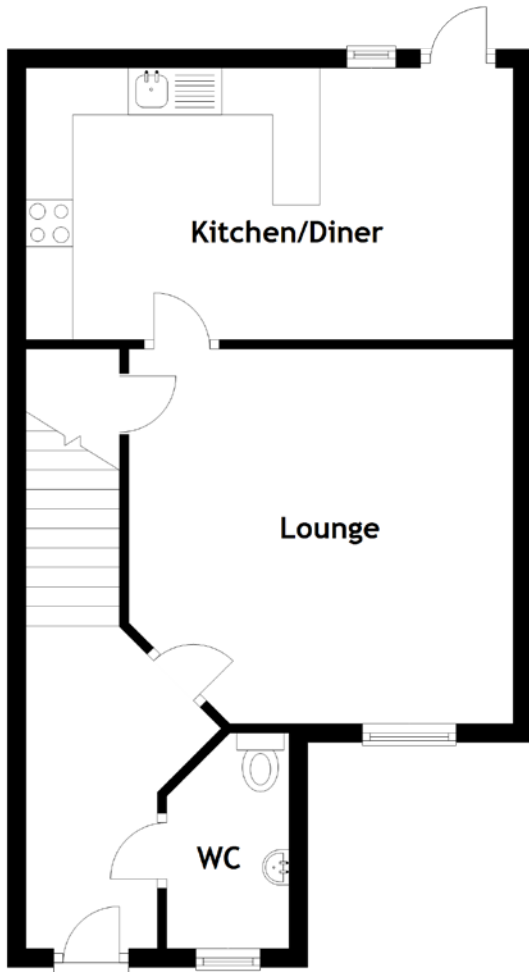
Built by Ogilvie Homes in 2016, this property showcases quality craftsmanship and attention to detail. With approximately three years of NHBC warranty remaining, peace of mind is assured, and the new owner can enjoy the benefits of a well-maintained home.

Don't miss the opportunity to make this beautifully presented property your own. Arrange a viewing today to experience the style, functionality, and elegance this home has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

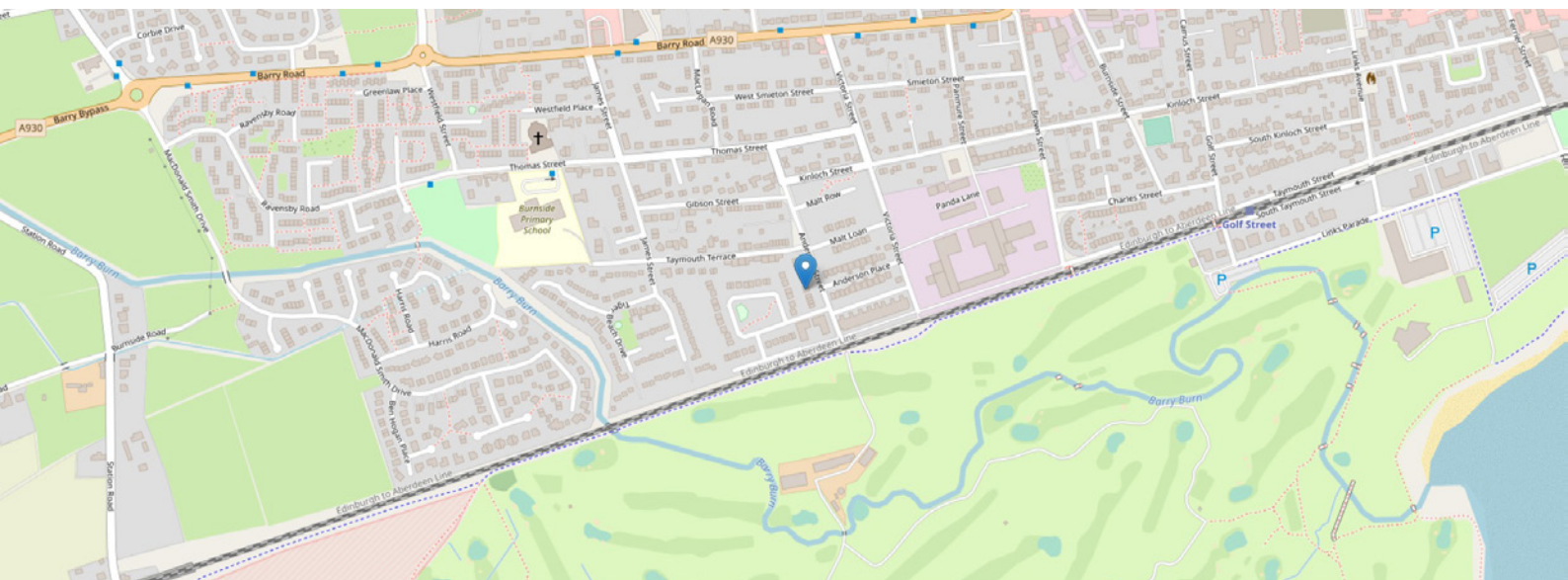


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen/Diner	5.20m (17'1") x 2.90m (9'6")
WC	2.30m (7'7") x 1.30m (4'3")
Bathroom	2.10m (6'11") x 2.10m (6'11")

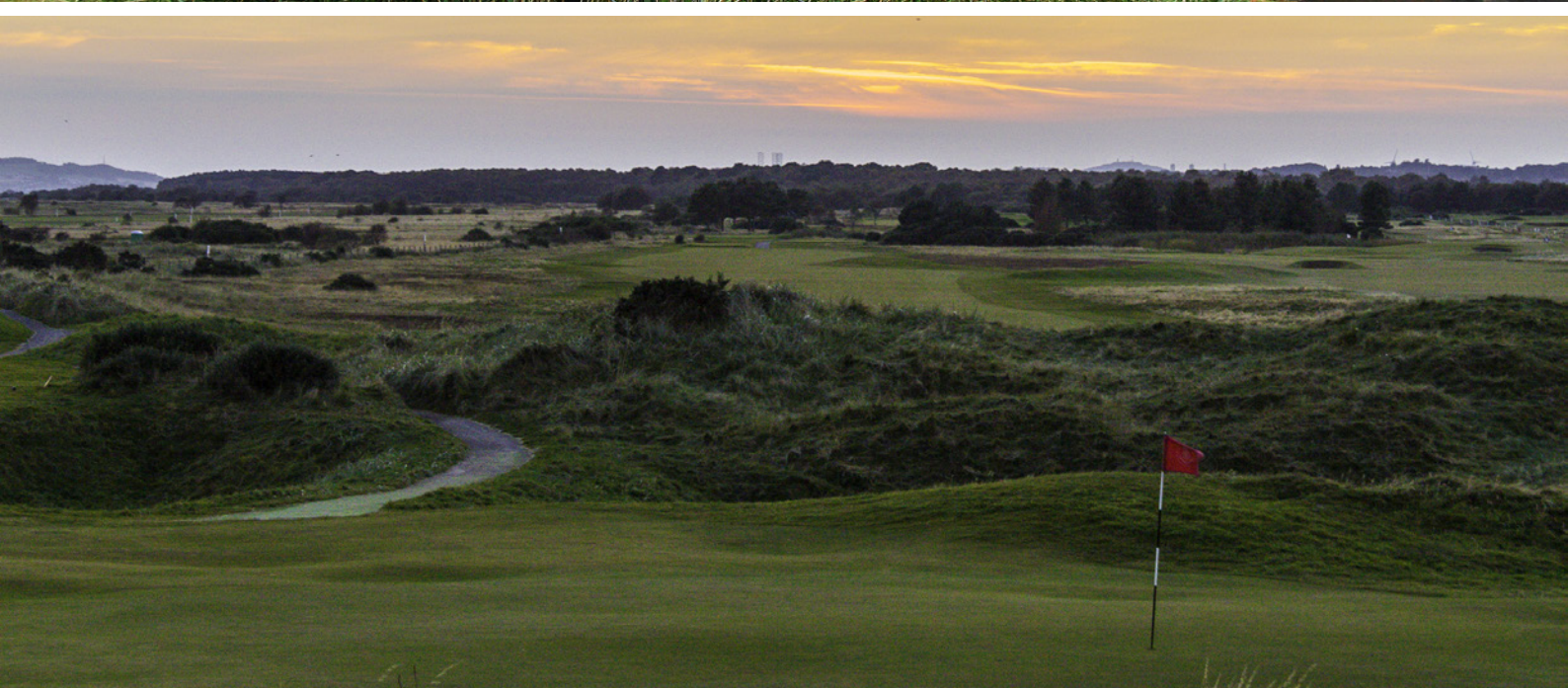
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bedroom 3	3.60m (11'10") x 2.80m (9'2")

Gross internal floor area (m²): 87m²
EPC Rating: C



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 that 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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