

# 15 Chapman Drive

CARNOUSTIE, ANGUS, DD7 6DX



*GARDENS BACK AND FRONT AND A GARAGE WITH  
A DRIVE FOR OFF-ROAD PARKING*



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McEwan Fraser Legal is delighted to present to the market this spacious, extended, semi-detached villa located in a popular residential area. The property has been extended to create four bedrooms, one of which is a separate suite, ideal for extended family living or as a principle bedroom suite. Tucked into a quiet residential area within walking distance to the school and shops.

The accommodation on the ground floor includes a spacious living room with pocket doors through to the dining room. A feature fireplace anchors the room whilst the dual aspect windows flood the room with natural daylight. An archway is open to the kitchen from the dining room allowing even more light to fill the space. Patio doors in the dining room open to the garden. The kitchen is well laid out with ample floor and wall units and a back door leads to the sheltered garden. There is also room in the kitchen for a small table and chairs.

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**15 Chapman Drive**









**Dining Room**





# The Kitchen







Upstairs are four bedrooms, a bathroom and a shower room. Externally there is an enclosed garden to the rear of the house with a patio and a summerhouse. To the front, the garden has been laid to lawn with a block paved drive to create a neat and tidy garden area with parking for several vehicles in front of the single garage.

This wonderful family home has been much loved and cherished but would benefit from some modernisation.

**15 Chapman Drive**





**Bedroom 1**







**Bedroom 2**









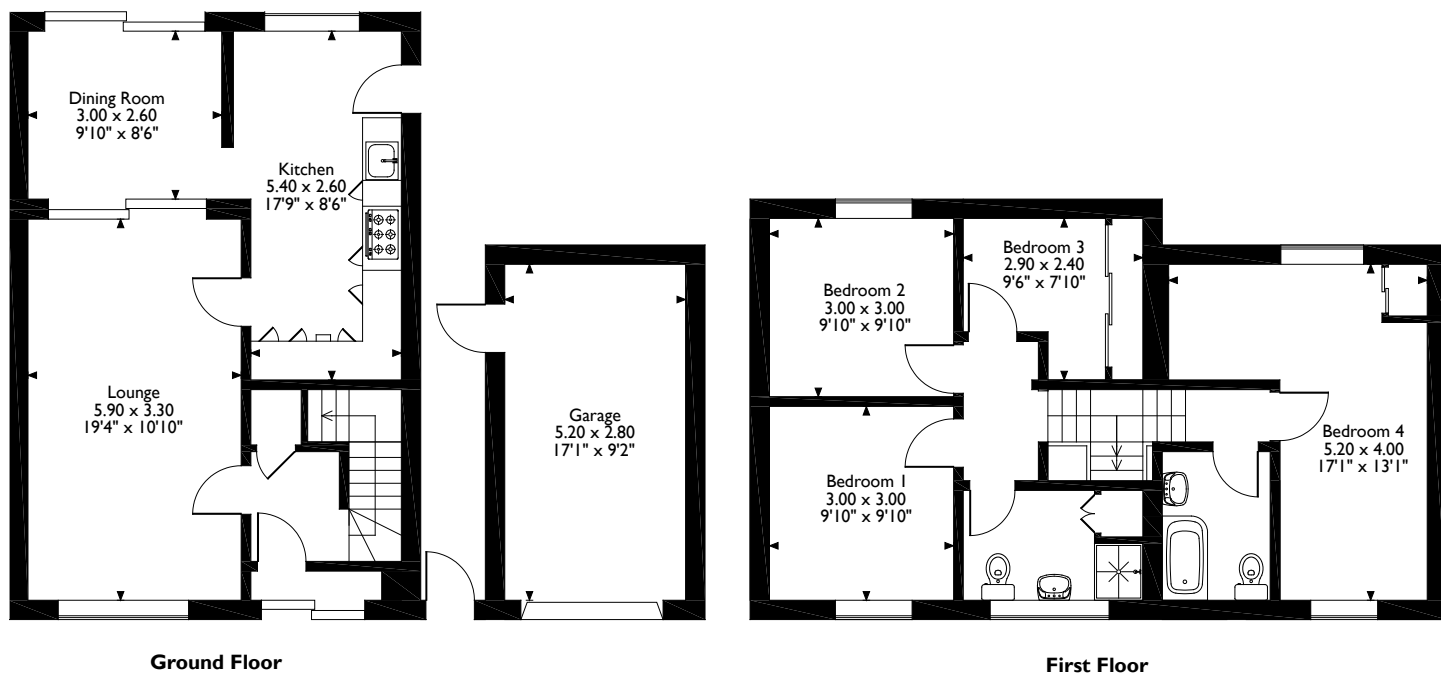
## Bedroom 4











Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>

EPC Rating: C



# The Garden







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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 the commute 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.

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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.

This part of Scotland's east coast is well known for its fine sandy Carnoustie Bay, 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 and these days it is best known for its associations with golf.

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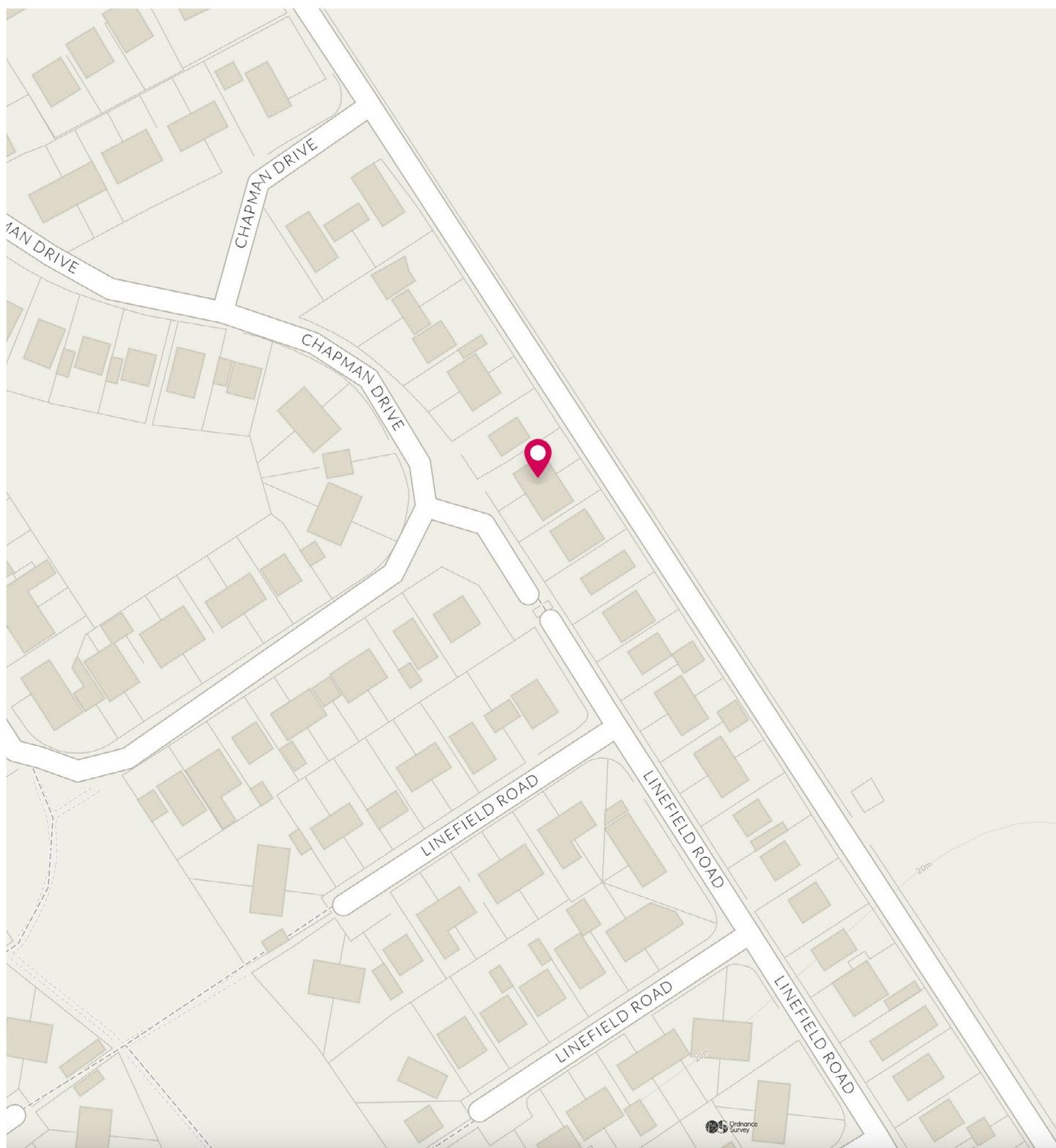


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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