

50 Brown Street

CARNOUSTIE, ANGUS, DD7 7HF



*CHARMING AND ELEGANTLY
PROPORTIONED, TWO-BEDROOM COTTAGE*



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Part exchange is available. Contemporary features sit well within this characterful, mid-terrace villa to create a spacious feel infused with natural daylight making this home a pleasure to enjoy. This two-bedroom home enjoys a quiet location within the picturesque town of Carnoustie.

50 Brown Street sits behind the main row of houses and provides spacious and adaptable accommodation that makes for a fantastic, light-filled home in a well-established and sought-after residential area of Carnoustie, lying close to local amenities and schooling. The location is private and quiet enough yet minutes away from the beach and the shops and the train station.

The accommodation on the ground floor comprises; Lounge offering a garden aspect, a feature fireplace, an alcove or bookshelf, and a glazed door to the dining kitchen. A staircase from the lounge rises to the first-floor bedroom and bathroom. The floor is carpeted for comfort and this room is both cosy and charming.



The kitchen is well stocked with cupboards and a side door opens to the gardens. There is plenty of room for a dining table and chairs. Included is a gas hob, electric built-under oven, cooker hood, washing machine, and under-counter fridge and freezer. On the ground floor is bedroom one, a spacious front-facing room with an en-suite toilet and wash hand basin. A staircase stylishly leads to the upper floor where we have bedroom two and a bathroom. Overall there are elegant proportions and charming features.





Bedroom 1

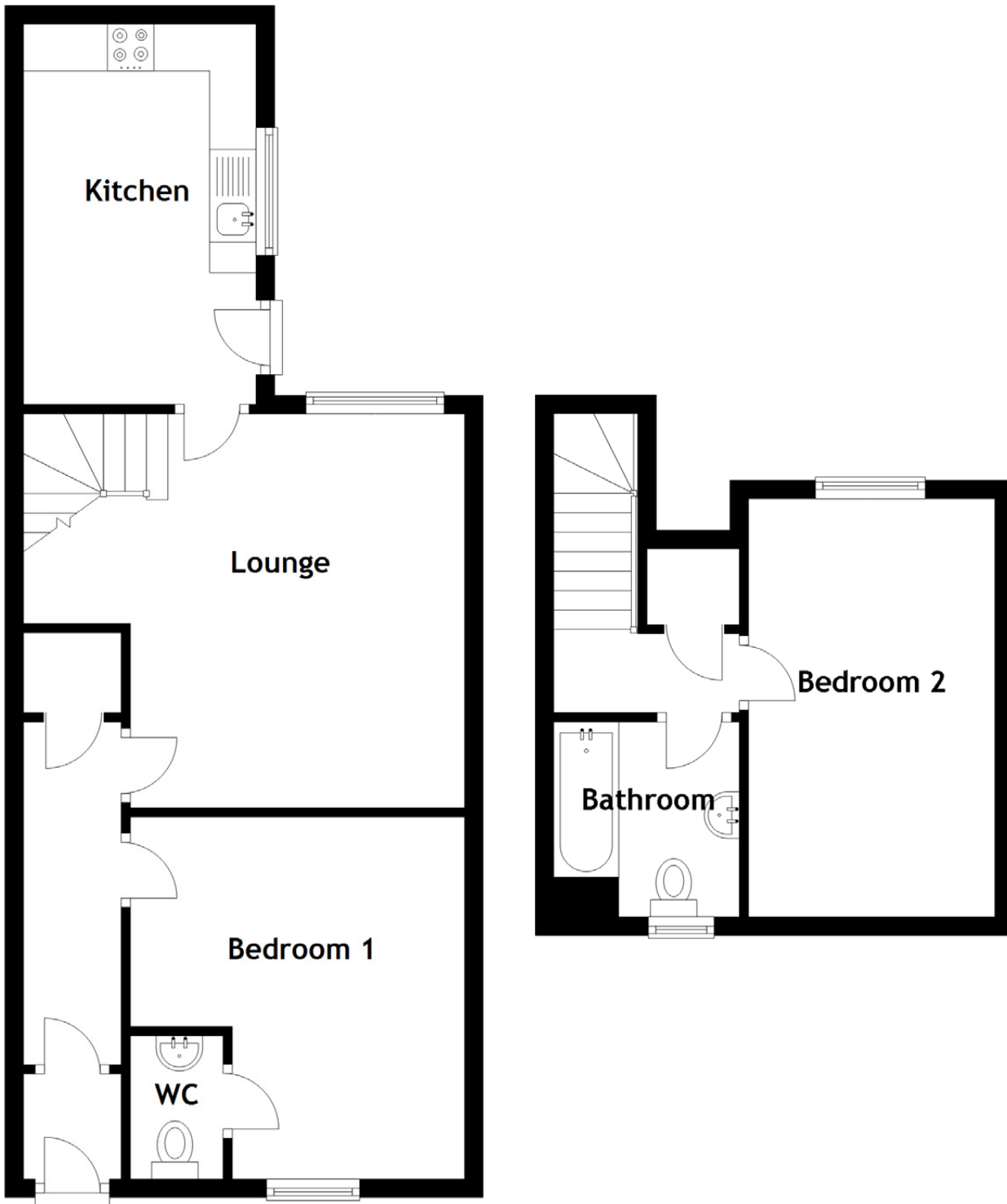




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.75m (15'7") x 4.24m (13'11")	Bathroom	2.10m (6'11") x 2.00m (6'7")
Kitchen	4.10m (13'5") x 2.50m (8'3")	Gross internal floor area (m ²): 63m ²	
Bedroom 1	3.90m (12'10") x 3.60m (11'10")	EPC Rating: D	
WC	1.54m (5'1") x 1.00m (3'3")		
Bedroom 2	4.50m (14'9") x 2.65m (8'8")		



The rear garden is enclosed and this area has been designed with a couple of choices for relaxing spaces in mind - a great spot to spend a lazy summer's day when you are not on the golf course or the beach.

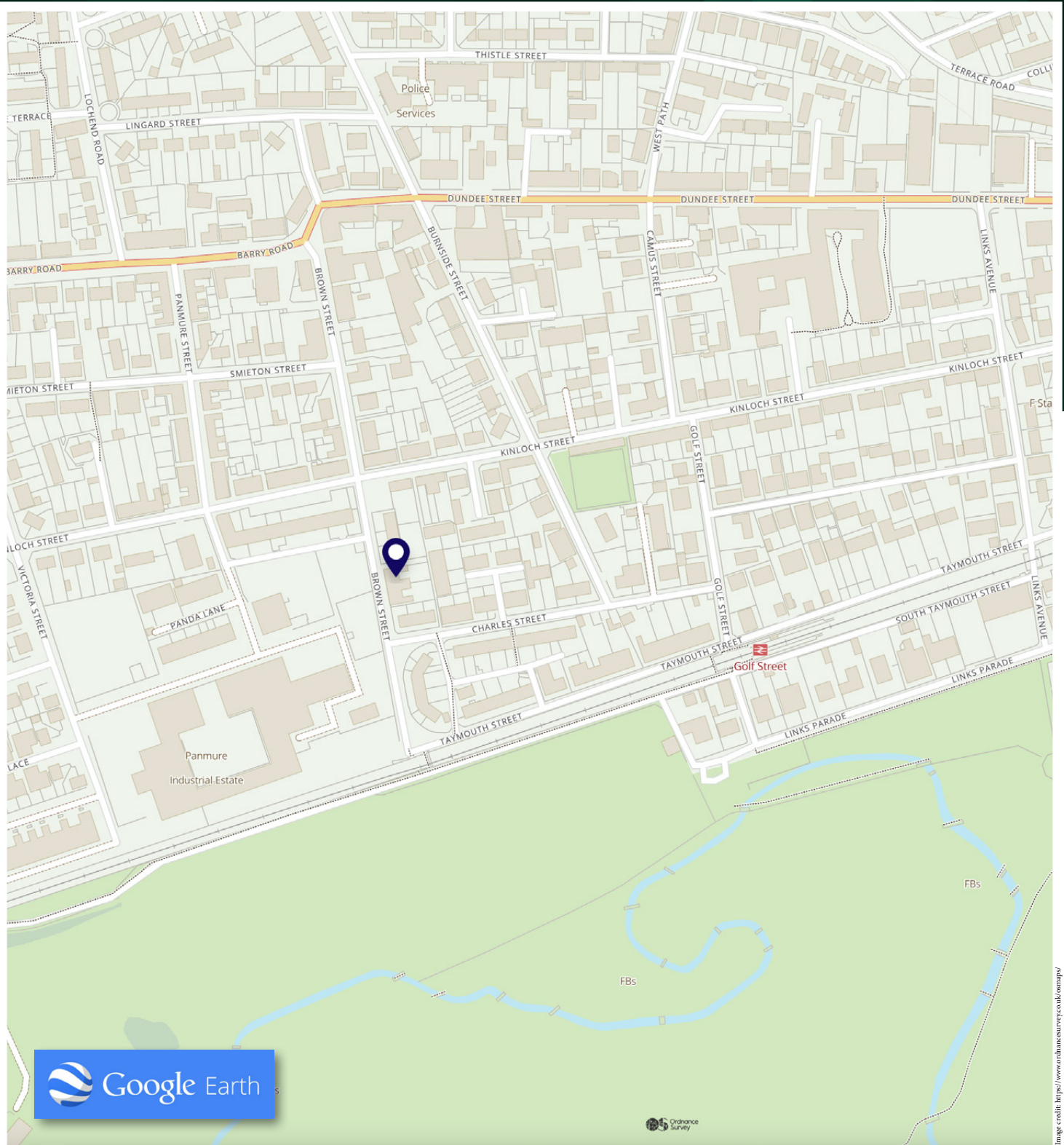




Carnoustie is situated at the mouth of the Barry Burn on the North Sea coast. With a population of over ten thousand, Carnoustie is within travelling distance of Dundee, Arbroath, St.Andrews and beyond. It is on the main rail line along with a frequent bus service and has easy access to excellent main road links making 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.

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, with all the amenities you would expect from a Golf Open destination. There are several good hotels and restaurants, local shops, and more. 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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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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