



Three-bedroom semi-detached villa with two toilets and modern, open-plan living space



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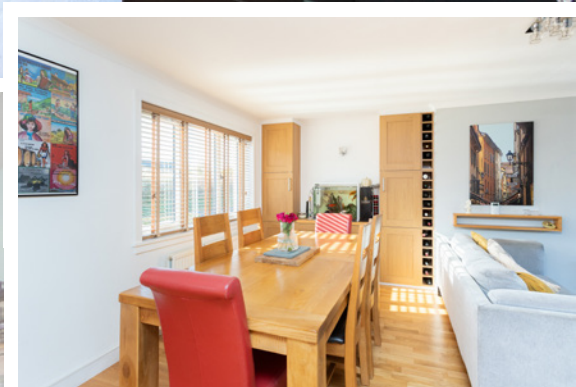


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McEwan Fraser Legal is delighted to present this immaculate, three-bedroom semi-detached home offering a modern, open-plan living space perfect for family life.

THE LOUNGE/DINER



The ground floor features a bright and spacious layout, seamlessly connecting the dining room, lounge, and hall. French doors at the rear allow natural light to flood the space and provide easy access to the back garden. Custom-built storage enhances the room's clean, modern feel.

THE KITCHEN



The kitchen is well-equipped and stylish, featuring a range cooker and a dedicated station for a coffee machine or microwave. A convenient back door opens directly to the garden. A guest cloakroom with a toilet and wash hand basin completes the ground floor.





Upstairs, the property offers three comfortable bedrooms and a spacious shower room. The loft has been thoughtfully converted, providing a versatile hobby room or valuable extra storage.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



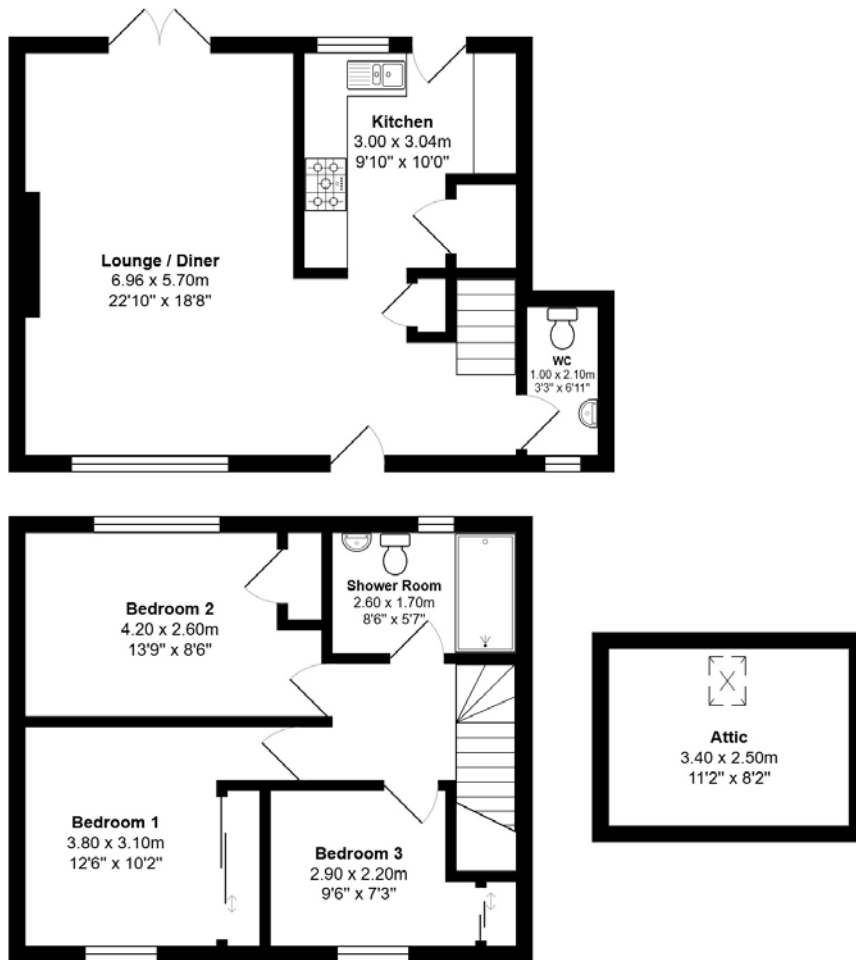
Outside, the back garden boasts both a shed and a summer house, the latter offering great potential to be transformed into a home office if desired.

Located near the beach and the railway station, this home combines modern living with excellent convenience, making it an ideal choice for those seeking comfort, style, and a desirable location.

EXTERNALS

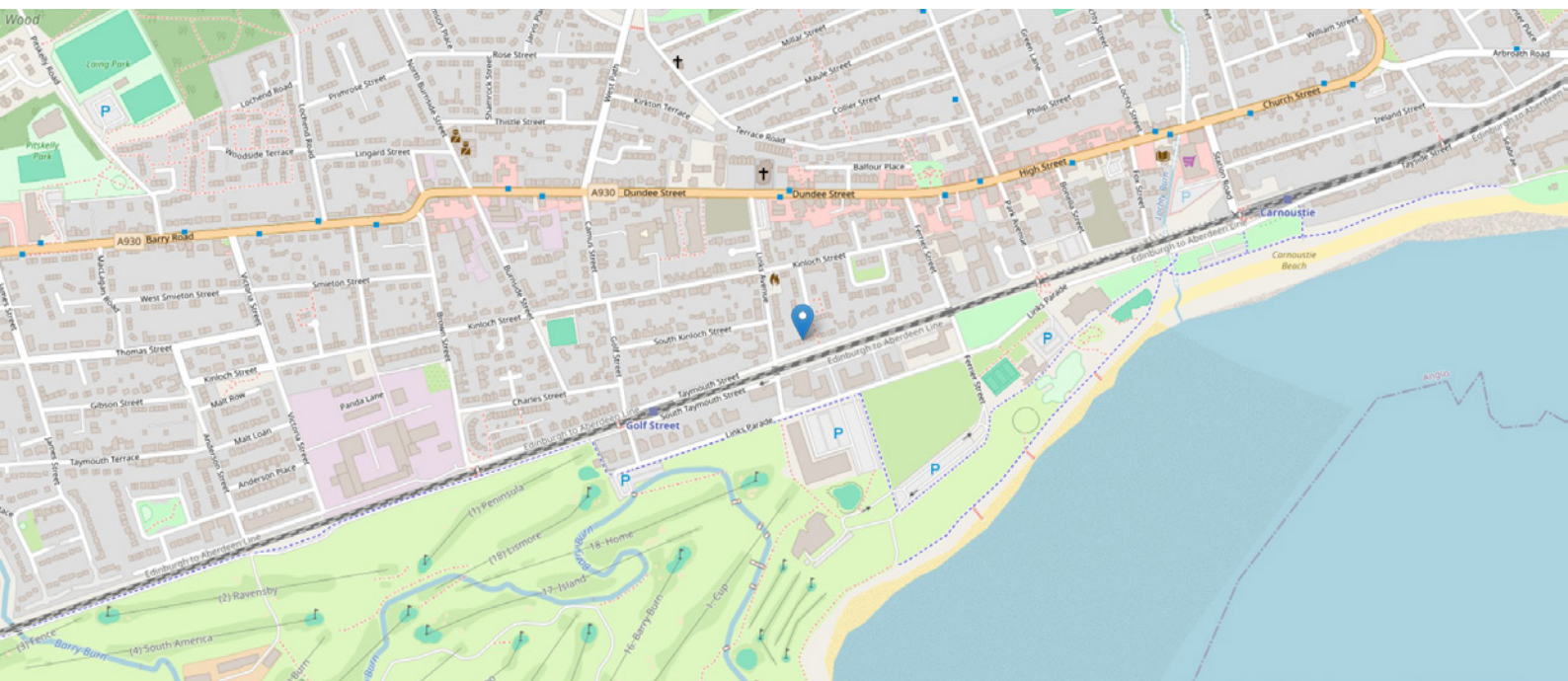


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 82m² | EPC Rating: C



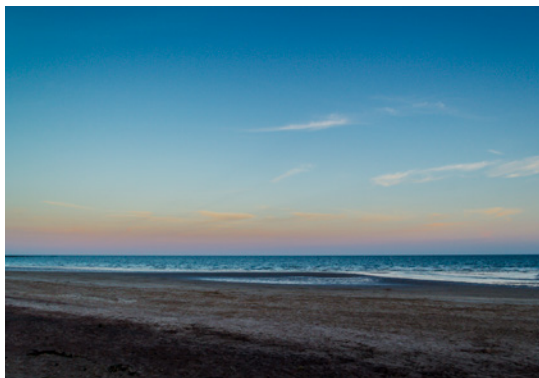
THE LOCATION

Situated in the highly sought-after coastal town of Carnoustie, this home enjoys an enviable location just moments from the beach and within easy reach of the railway station. Known for its stunning shoreline and world-famous golf courses, Carnoustie offers the perfect balance of a relaxed seaside lifestyle with excellent transport links for commuters. The nearby railway station provides convenient connections to Dundee, Aberdeen, and beyond, making this an ideal base for both work and leisure.





Carnoustie is a thriving town with a welcoming community, offering a range of local amenities, including shops, cafes, and restaurants, all within walking distance. Outdoor enthusiasts will love the proximity to the beach, perfect for leisurely walks, and the nearby golf courses that are known the world over. With its charming coastal charm and excellent connectivity, Carnoustie is a wonderful place to call home.



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