

24 Prosen Bank

CARNOUSTIE, DD7 6GX



Immaculate four-bedroom detached villa with Amtico flooring and quality carpets, high-quality finish in a sought-after Carnoustie location



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Set within a desirable residential area of Carnoustie, this detached villa offers a combination of careful presentation, considered upgrades and flexible family living, creating a home that is ready to be enjoyed from the outset. From the moment of entry, the property presents as well-maintained and thoughtfully finished. The hallway features a distinctive floor design, while the use of Amtico flooring across the hall, lounge and kitchen adds a consistent sense of quality and durability, a detail that discerning buyers will recognise.

THE LOUNGE



The lounge is generously proportioned, offering comfortable space for soft furnishings and everyday living. Double doors connect through to the dining room, allowing the space to be opened up for entertaining or kept separate when required.

THE DINING ROOM



THE KITCHEN



The kitchen has been designed with clear attention to function, providing defined areas for preparation and cooking alongside a peninsula that creates a natural breakfasting space. The family area of the kitchen opens via French doors to the garden, reinforcing the connection between indoor and outdoor living. A utility room of notable size adds further practicality and currently forms part of the garage space, with a dividing wall in place. This arrangement offers flexibility, as the full garage can be reinstated if preferred. A guest cloakroom with toilet and wash hand basin completes the ground floor.





Upstairs, the property offers four bedrooms, three of which include built-in storage, supporting a clean and organised living environment. Bedrooms one and two each benefit from their own en-suite shower rooms, a feature that adds flexibility for family living and guests alike. The remaining bedrooms are served by a family bathroom fitted with a shower over the bath and a glazed screen.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Bedrooms one and two each benefit from their own en-suite shower rooms



BEDROOM 3



BEDROOM 4



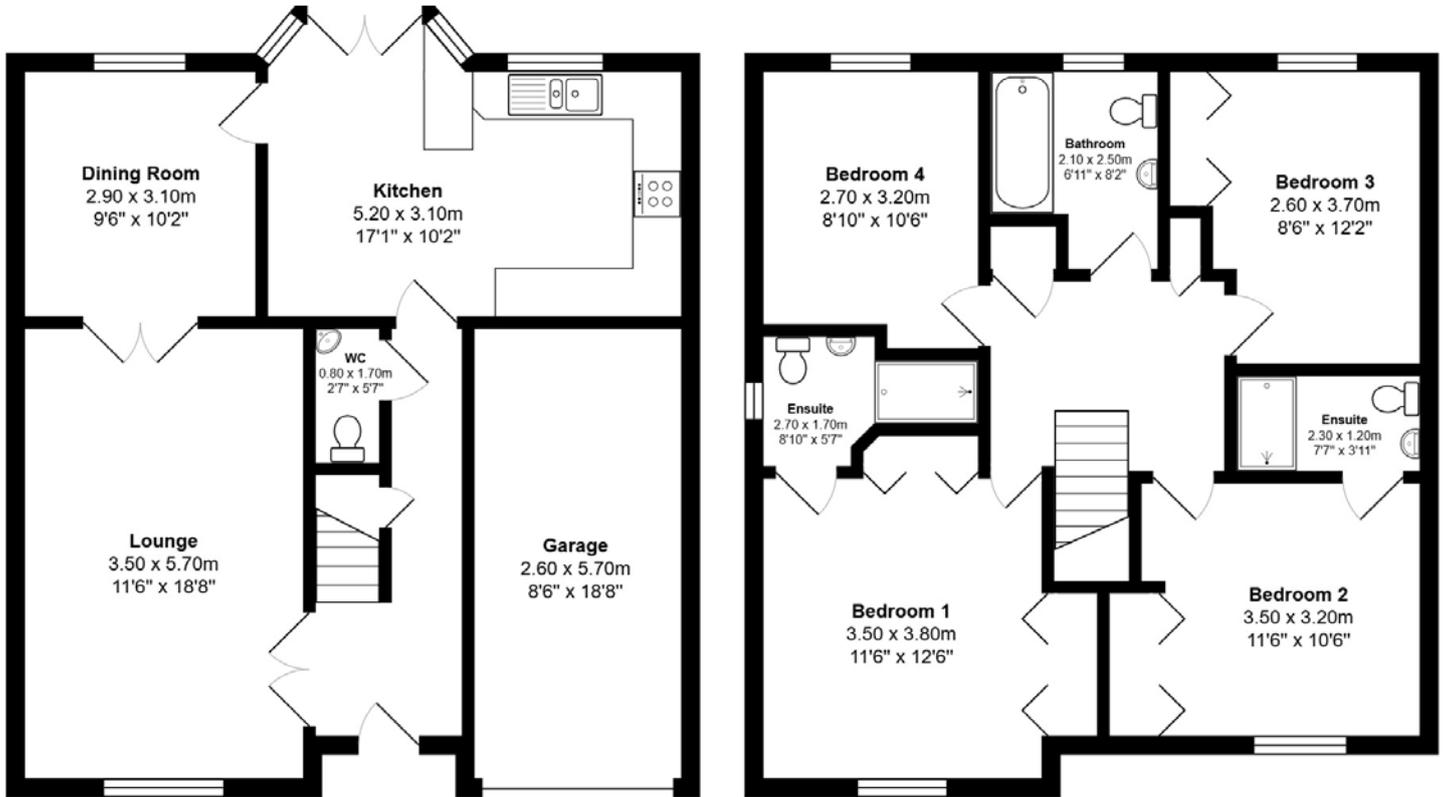
Externally, the property benefits from both front and rear gardens that have been landscaped with a focus on usability as well as visual appeal. The space supports outdoor seating, relaxation and general family use without requiring extensive upkeep. A driveway and garage or store provide practical parking and storage, both of which are key considerations for buyers in this location.

At this level of the Carnoustie market, buyers are actively comparing build quality, internal finish, number of bathrooms and outdoor usability. This property performs strongly across each of these areas, making it a compelling option for those seeking a home that meets both current and future needs. Homes offering this level of presentation, combined with four bedrooms and multiple bathrooms, are not always readily available. Viewing is recommended to fully appreciate the overall quality and layout.

EXTERNALS

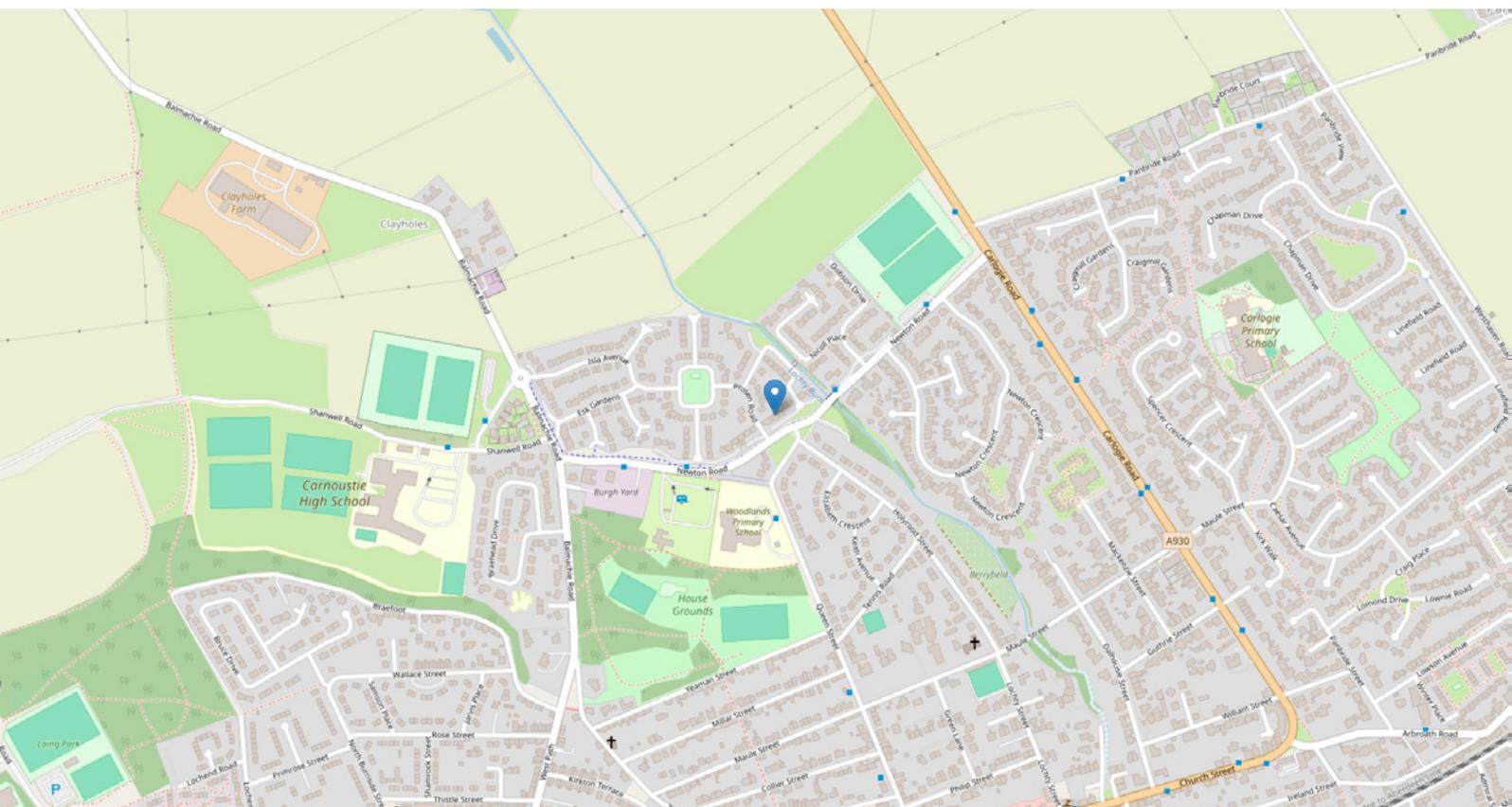


FLOOR PLAN & DIMENSIONS



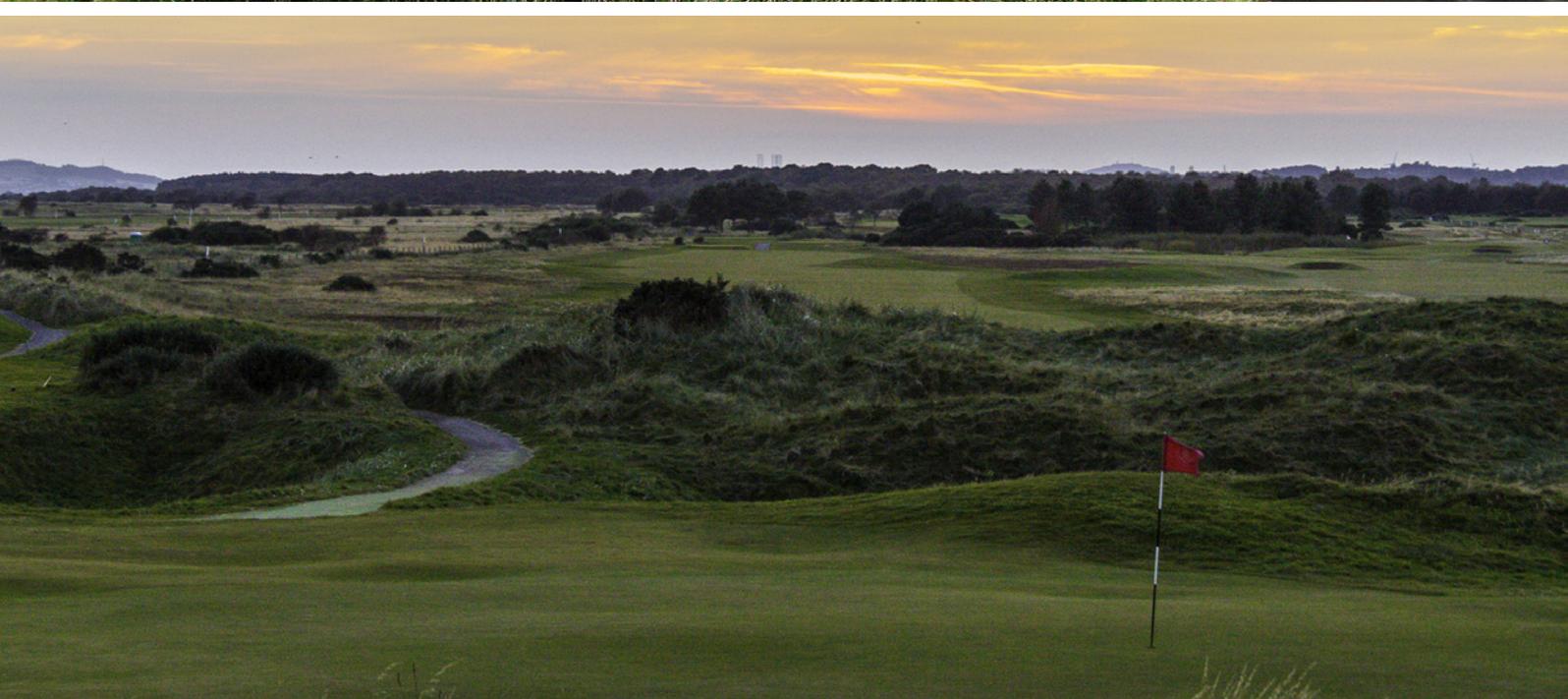
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 129m² | EPC Rating: C



THE LOCATION

Situated within a well-regarded residential area of Carnoustie, the property benefits from access to a strong range of local amenities, schooling and transport links. The area is served by Carlogie Primary School and Carnoustie High School, both established and well-regarded locally, making the area particularly attractive to family buyers.





Carnoustie itself is known for its coastal setting and world-renowned golf links, with everyday shopping needs met through local supermarkets, independent retailers and essential services within the town. For commuting, the property offers convenient access to the A92, providing direct routes to Dundee and beyond. Carnoustie also benefits from a railway station offering connections along the east coast. Healthcare, leisure facilities and coastal walks are all within easy reach, contributing to the area's continued popularity.



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