

# 76 High Street

CARNOUSTIE, ANGUS, DD7 6AH



Approximate Dimensions  
(Taken from the widest point)

Lounge	6.30m (20'8") x 4.90m (16'1")
Kitchen	4.00m (13'1") x 3.70m (12'2")
Landing	3.82m (12'6") x 2.23m (7'4")
Bedroom 1	5.75m (18'10") x 3.87m (12'9")
Bedroom 2	4.30m (14'1") x 3.83m (12'7")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>) -117 m<sup>2</sup>

EPC Rating- D

Extras (Included in the sale): Floor coverings,  
light fittings, blinds and fitted appliances.