lindsays | for moving home

property.lindsays.co.uk



29 Carlogie Road,
Carnoustie, DD7 6EP







Delightful stone-built terraced house close to schools and amenities perfect for the growing family

3 Bed | 1 Bath | 2 Reception

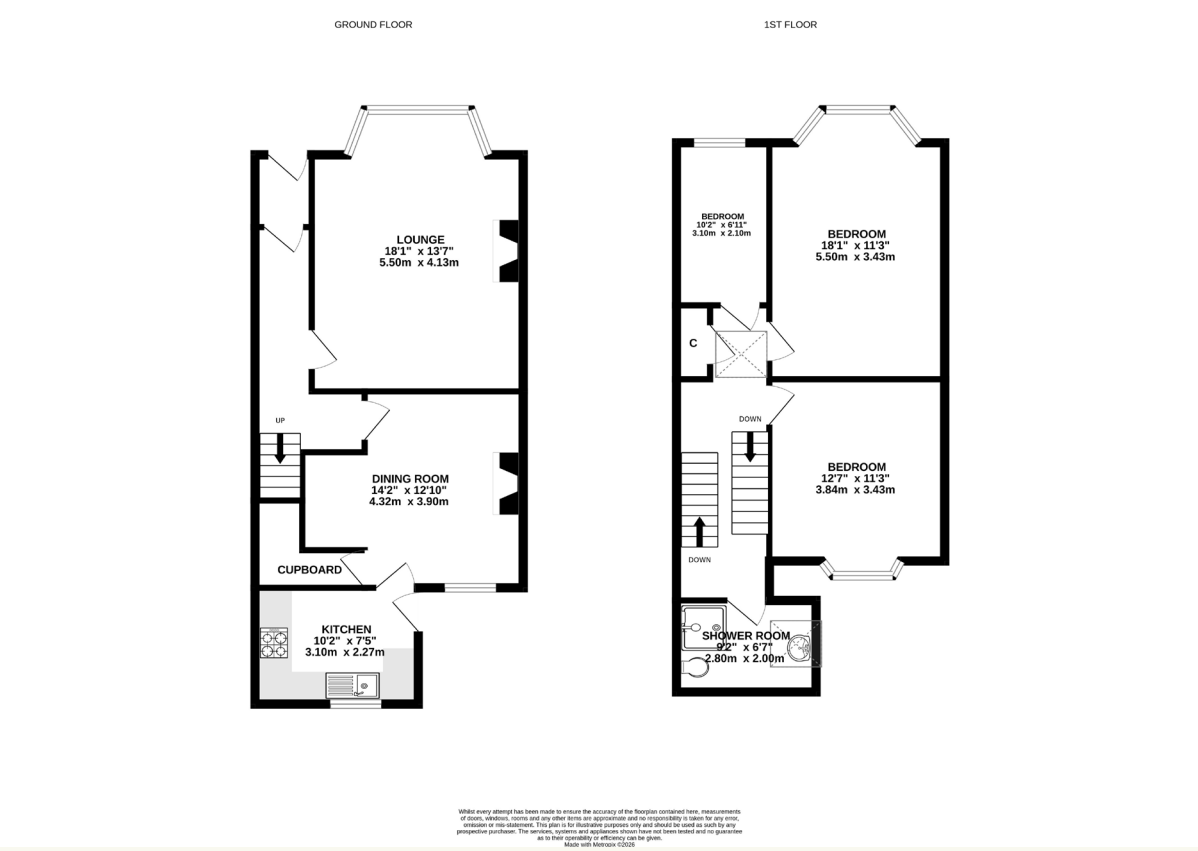
This delightful property has been exceptionally well maintained and is presented in move-in condition offering excellent accommodation over two levels for the growing family. Carlogie Road is ideally situated for ease of access to a number of local amenities including shops, schools and leisure facilities and within walking distance of the town centre. The accommodation on the lower level comprises an entrance vestibule, wide and welcoming reception hallway, bright lounge with bay window and feature fireplace with cast inset, dining room or sitting room, kitchen with door leading out to the garden, an integrated hob, double oven, extractor hood, fridge-freezer and space for washing machine. On the upper floor there are three bedrooms, and a shower room. Outside the property has the most beautiful, well stocked and maintained gardens to the front. To the rear there are areas of lawn with well stocked borders. There is also a large storage cellar and two garden sheds. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed, washing machine (no warranty provided), lounge curtains, wooden garden furniture and garden sheds.

The property is perfect for the growing family and early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

Features

- Entrance vestibule & reception hall
- Lounge
- Dining/sitting room
- Kitchen
- Three bedrooms
- Shower room
- Gas central heating
- Double glazing
- Gardens
- EPC Rating D

Fixed Price £250,000









Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort, the town has many lively businesses along its main street including coffee shops and hostelries. Famous for its golf association, the town is proud of its landmark Championship links course drawing many visitors and golfers to the area. The town caters for this with several hotels, guesthouses and bed and breakfast establishments and the impressive Carnoustie Golf Hotel. The town boasts 3 primary schools and a high school and allows easy commuting both north and south by road and railway.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.