

75 MacDonald Smith Drive, Carnoustie, DD7 7TB







Attractive Four-Bedroom Detached Bungalow on a Corner Plot.

4 Bed | 2 Bath | 1 Reception

Situated on a desirable corner plot to the west of the town, this exceptionally well-maintained four-bedroom detached bungalow is presented in true move-in condition.

Offering spacious accommodation all on one level, the property will appeal to a wide range of purchasers, including families and those seeking easily accessible living. Conveniently located close to local schools, shops and everyday amenities, the property also benefits from excellent access to Dundee city centre, where a wide range of shopping, leisure and transport facilities can be found.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious L-shaped lounge and dining room. The well-appointed kitchen/breakfast room is fitted with a range of wall and base units and includes an integrated hob, double oven, microwave, extractor hood, dishwasher and fridge, together with a built-in breakfast table. A separate utility room provides space and plumbing for a washing machine, tumble dryer and freezer. There are four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The accommodation is completed by a family bathroom and separate shower room.

Externally, the property enjoys attractive gardens to the front and side, mainly laid to lawn, while the rear garden features a lawn and paved patio area, ideal for outdoor relaxation and entertaining. A driveway to the front provides off-street parking for up to four vehicles.

Further benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings, fitted window blinds and the integrated kitchen appliances. In addition, selected items of furniture may be available by separate negotiation.

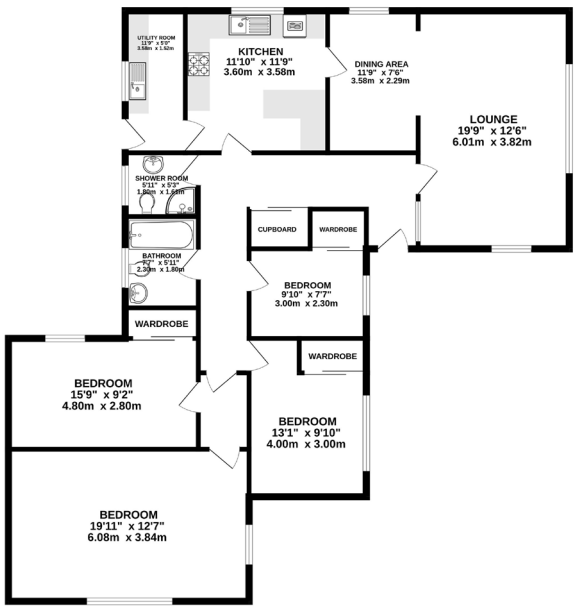
This delightful bungalow is expected to generate significant interest, and early viewing is highly recommended.

Features

- Entrance hall
- Lounge/dining room
- Kitchen/breakfast room
- 4 bedrooms
- Bathroom
- Shower Room
- Gas central heating
- Double glazing
- Driveway & gardens
- EPC Rating C

Offers Over £265,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.