

150 Dundee Street

CARNOUSTIE, ANGUS, DD7 7PP



*CHARMING THREE BEDROOM SEMI-
DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present to the market this charming and well-maintained three-bedroom semi-detached family home, offering a perfect blend of modern updates and traditional features. Situated in a desirable location, this property boasts a welcoming approach, with a small front garden leading to the shared entrance door, granting access to both semi-detached homes.

Upon entering, you are greeted by a hallway with stairs leading to the first floor. Off the hallway, there is a modernised cloakroom, complete with a utility area where the washing machine is conveniently plumbed in. The spacious living room features a delightful walk-in bay window, allowing natural light to flood the room, and is further enhanced by a charming wood burner, perfect for cosy evenings. The living room flows seamlessly into the dining area, creating an ideal space for family meals or entertaining guests.

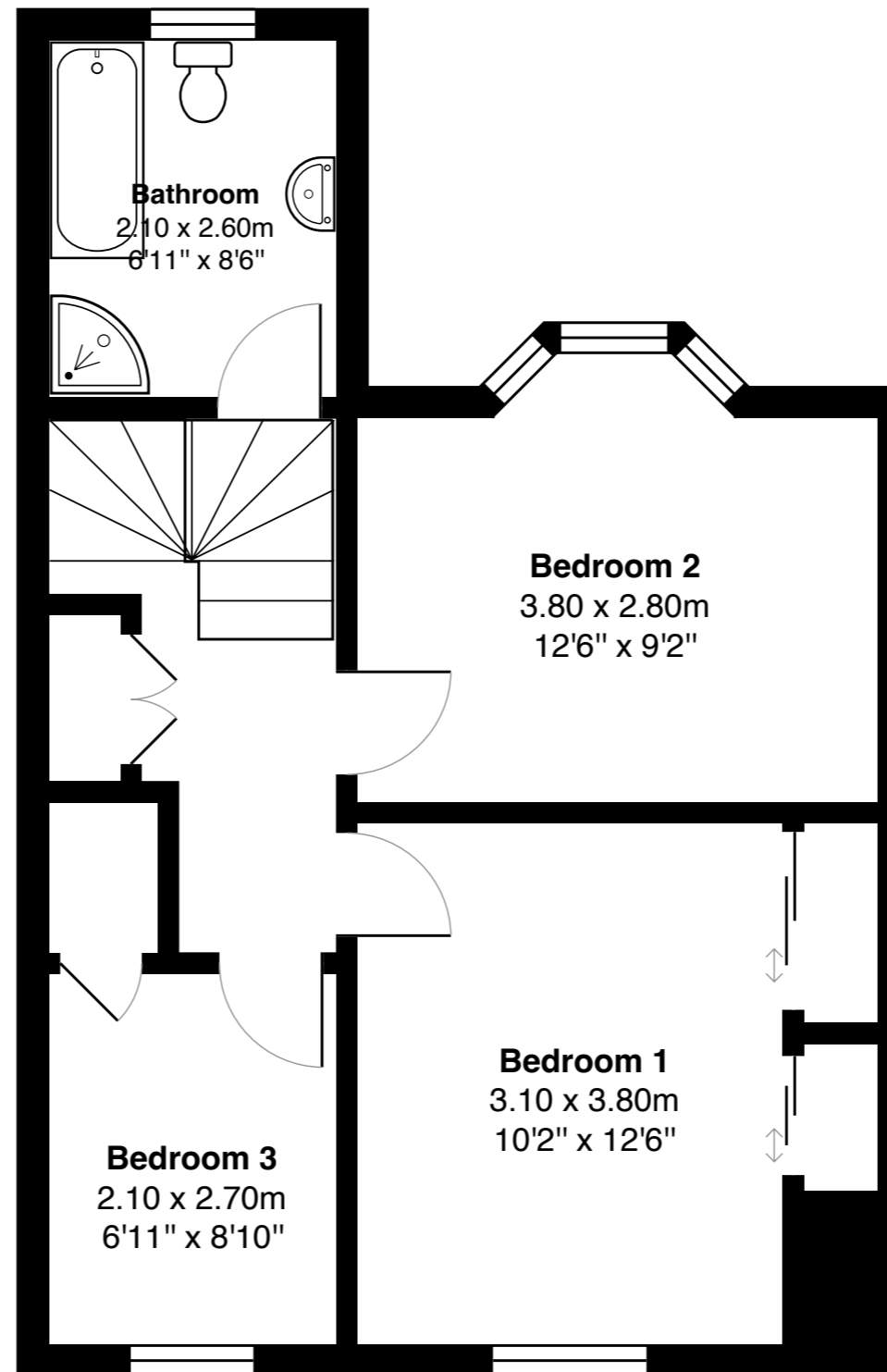
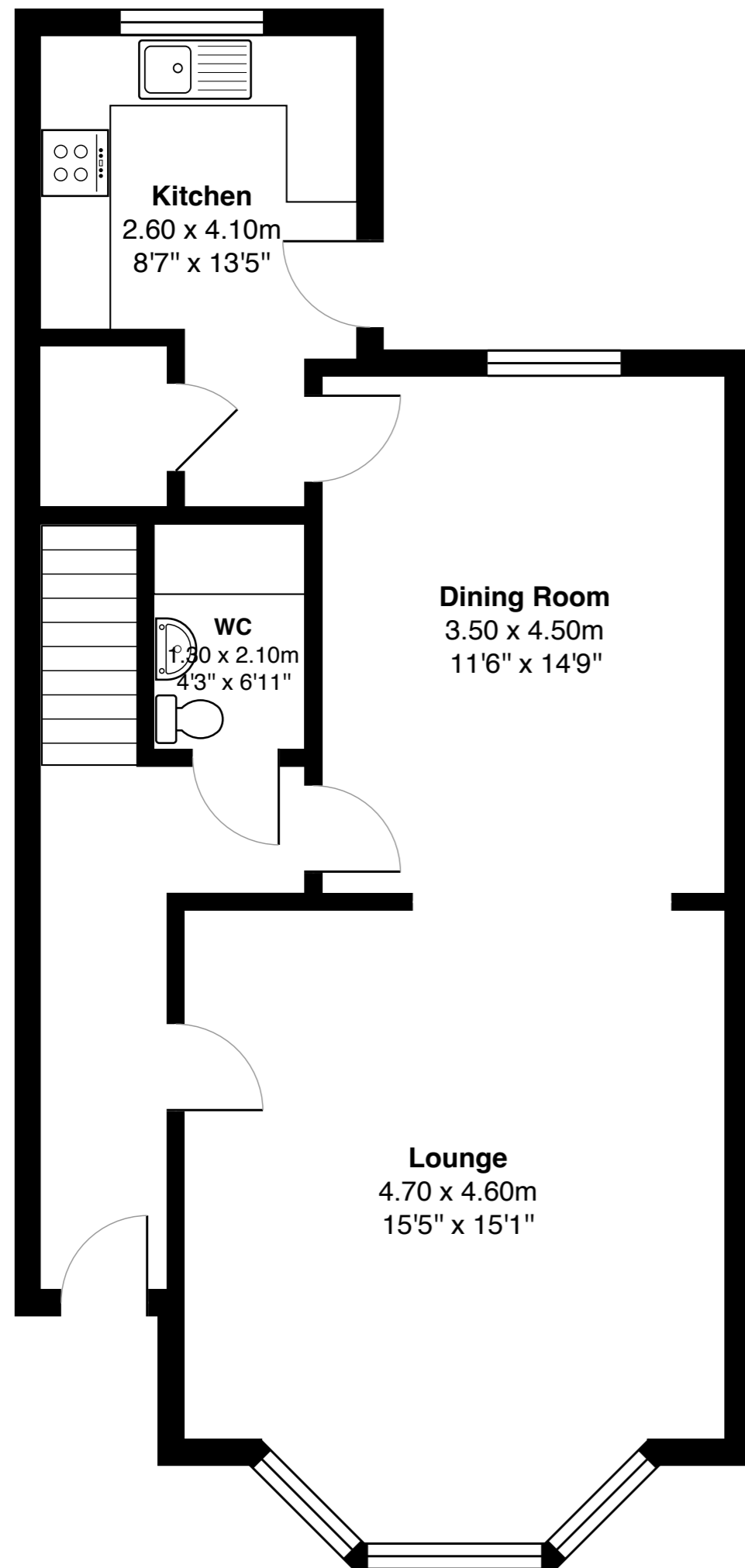


The kitchen has been thoughtfully updated with a stylish range of eye-level and base units, providing ample storage space. It is fully equipped with a double oven, induction hob, slimline dishwasher, and fridge/freezer, making it a great space for any home cook. A door from the kitchen leads to the garden, and there is also access to a generously sized walk-in pantry, offering additional storage options.



On the first floor, the property comprises two spacious double bedrooms, both of which benefit from UPVC windows allowing plenty of light. A smaller bedroom completes the accommodation, making this an ideal home for a growing family. The family bathroom is a standout feature, with a modern four-piece suite, including a separate shower and bath, providing both practicality and luxury.





Gross internal floor area (m²): 109m²
EPC Rating: E



Externally, the property benefits from a large garden, providing a private outdoor space perfect for relaxation or play. The driveway to the side of the house offers parking for several vehicles and leads to a timber shed for additional storage. The garden also includes solar lighting and a water tap, adding convenience and practicality to the outdoor space.



The property is equipped with gas-fired central heating throughout, ensuring warmth and comfort during the colder months. An internal inspection is highly recommended to fully appreciate the excellent condition and the potential this family home offers. Additionally, the owners have found a property with no chain above them, making for a smooth and hassle-free transaction. This home is ready to move into and offers an ideal opportunity for those looking to settle into a welcoming and well-connected community.

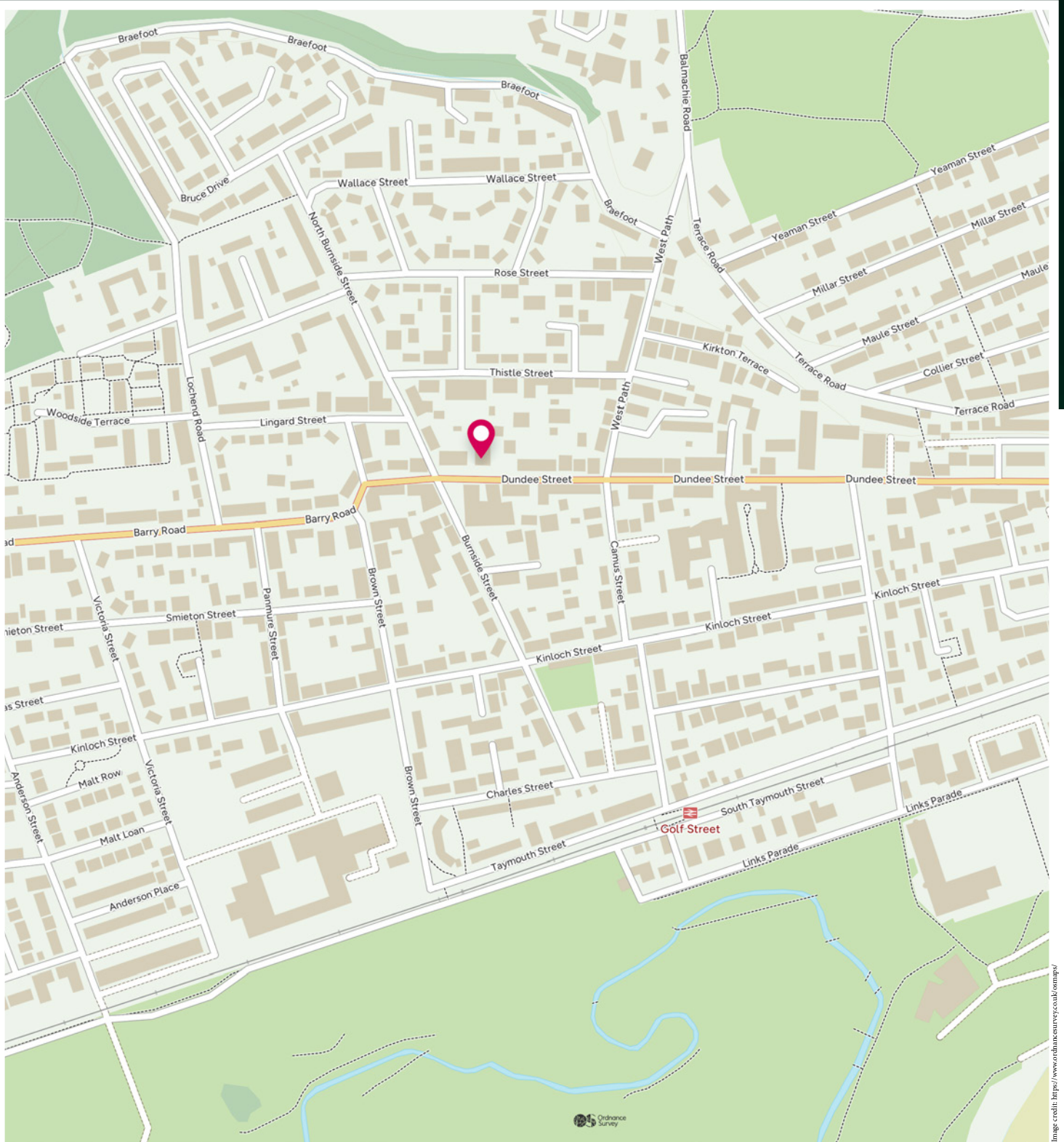
THE LOCATION

Situated on Scotland's East Coast approximately 10 miles north of Dundee, the township of Carnoustie is well known for its sandy beach frontage and a favourite destination for leisure pursuits, the shallow bay suitable for canoeing, sailing and yachting. Renowned originally as a holiday resort, the town has many lively businesses stretching along its main street including coffee shops and hostelrys, the original style buildings creating an olde worlde charm.



Famous for its golf association the town is proud of its landmark Championship course, famously hosting the "Open Championship" won by Scotland's own Paul Lawrie in 1999. Drawing many visitors and golfers to the area, the town caters for this with several hotels, guesthouses and bed and breakfast establishments and a superb addition to the area is the Carnoustie Hotel and Golf Resort, which sits on the frontage. The town has a bustling leisure centre, 3 primary schools and Carnoustie High School.

The area allows easy commuting both North and South including Dundee, only a short drive away and the neighbouring Angus towns. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.



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