

# 24 Lingard Street

CARNOUSTIE, DD7 7PY



*Well-proportioned mid-terraced villa with three bedrooms, bathroom and separate cloakroom, attic room, and rear garden store.*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this three-bedroom house with an additional attic room, a walled garden to the back and a drive to the front, in Carnoustie. This spacious mid-terraced villa offers excellent potential in a convenient residential setting, complete with a private drive to the front, generous accommodation, and a fully enclosed rear garden.

# THE LOUNGE



On the ground floor, the property comprises an entrance vestibule leading into a bright and welcoming lounge, enhanced by a modern media wall feature.



# THE KITCHEN



The kitchen is well equipped, with a practical breakfast bar and ample cupboard space, while the family bathroom is also located on this level.







Upstairs, there are three good-sized bedrooms and a handy cloakroom with a toilet and wash-hand basin, ideal for family living. A real bonus is the converted attic room, which is floored, drywalled, and fitted with Velux-style windows, perfect as a home office, hobby room, or additional guest space.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





# THE ATTIC





The walled rear garden offers privacy and potential for outdoor entertaining or play. It also features a brick-built, harled garden store with electricity, providing excellent workshop or storage options.

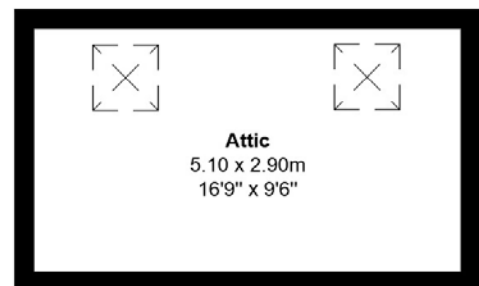
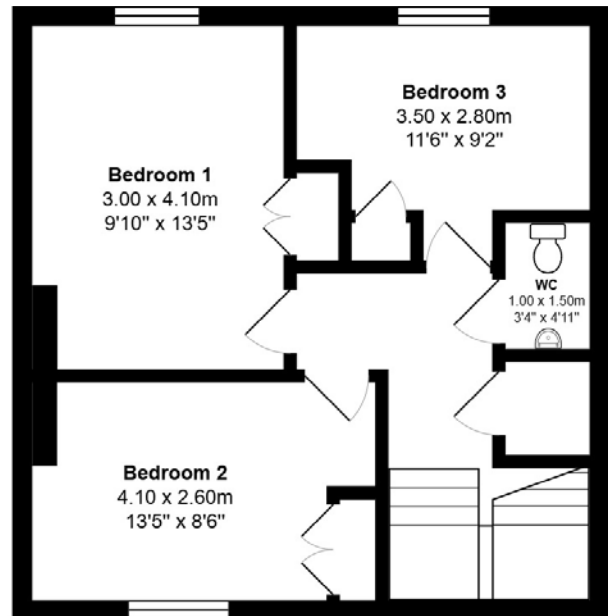
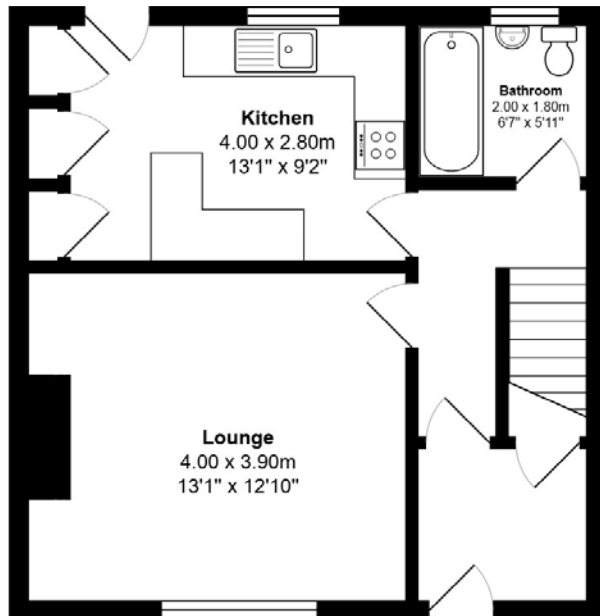
While the property would benefit from some redecoration, it presents a great opportunity to create a comfortable, personalised home in a popular area. Early viewing is recommended to appreciate the space, versatility, and potential this home has to offer.

# EXTERNALS



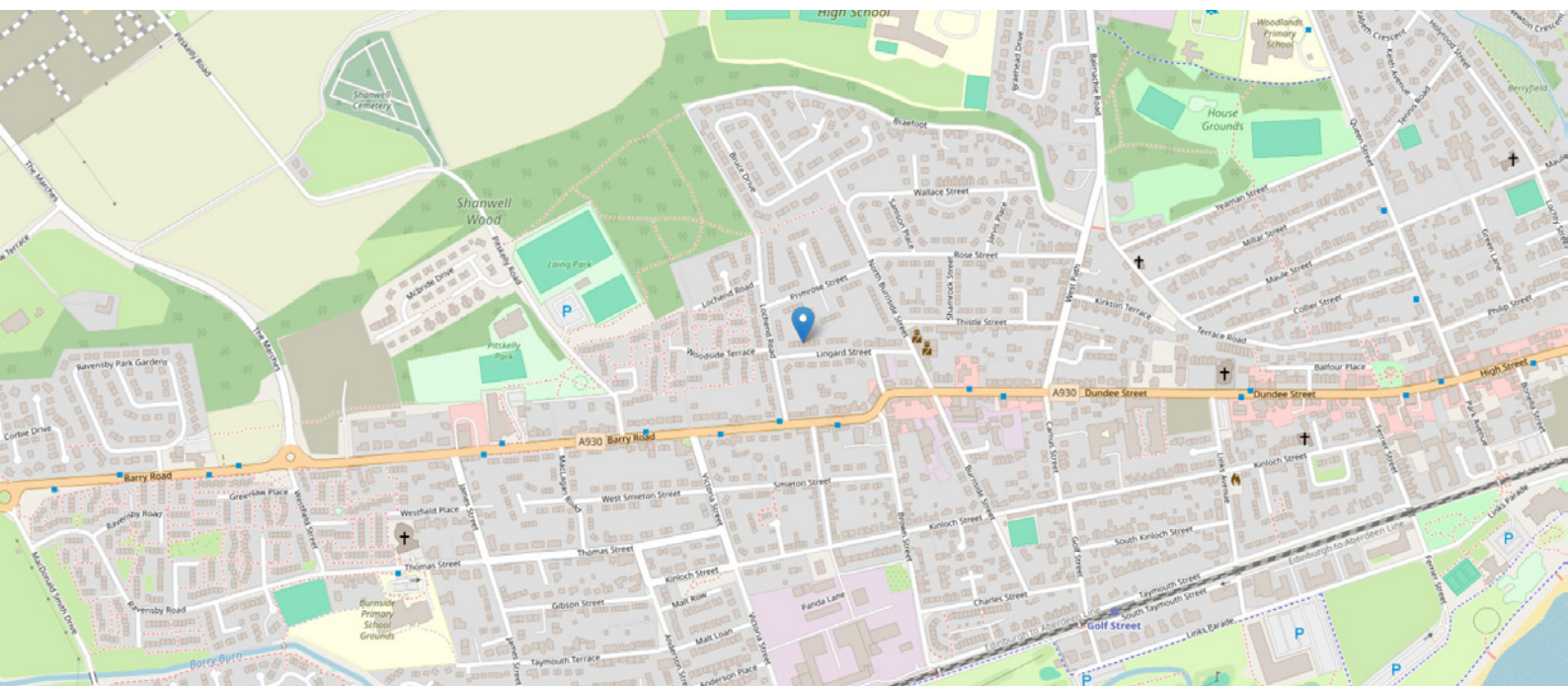


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup> | EPC Rating: D





# THE LOCATION

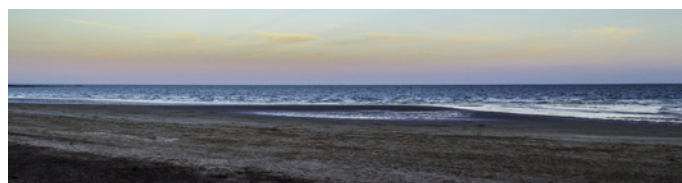
Carnoustie is a sought-after coastal town in Angus, well known for its scenic setting, strong community spirit, and excellent quality of life. It offers the perfect balance of seaside charm and everyday convenience, making it popular with families, commuters, and those seeking an active lifestyle. The town is home to a variety of independent shops, supermarkets, cafés, and restaurants, all within easy reach. Residents enjoy a relaxed pace of life while benefiting from a wide range of local services and amenities.

For those interested in sport and recreation, Carnoustie excels. It is internationally renowned for its championship golf course, regularly hosting major tournaments, and also offers local leisure facilities, football clubs, tennis courts, and access to beautiful walking and cycling routes along the coast. The sandy beach and seafront areas provide ideal spots for relaxation or outdoor activities.

Carnoustie has a mainline railway station, offering direct links to Dundee, Arbroath, Aberdeen, and Edinburgh, making it a convenient base for commuters. The nearby A92 also provides quick road access to Dundee and the surrounding area.

Families are well served by the local school catchment, including Carlogie Primary School and Carnoustie High School, both of which are well-regarded and within reasonable distance for those living in the residential neighbourhoods around the town centre.

Combining seaside tranquillity with practical amenities and strong transport links, Carnoustie remains a popular and well-connected place to call home.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.