



**42 Woodside Terrace,
Carnoustie, DD7 7RA
Offers Over £155,000**

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours
07545185312

Chamber Practice 



The Chamber Practice are delighted to bring to market this immaculate two bed mid terraced villa situated in a quiet location within walking distance of many amenities including Co-op store, hotel, restaurant, bars, take-aways, medical centre, pharmacy, schools and public transport links. The town centre with its wide range of amenities, beach front and golf courses are all within each.

The subjects are in excellent decorative order throughout, having been fully refurbished to a high standard by the current owners. Benefits include replacement windows and doors, modern kitchen and shower room and quality floor coverings.

Ground floor accommodation comprises entrance hallway with storage cupboard, currently used as a home office; bright and spacious lounge/dining with dual aspect windows; beautifully appointed kitchen fitted with a range of high gloss base and wall mounted units with contrasting worktops, integrated induction hob, oven, microwave, dishwasher and washer dryer, free standing fridge freezer and part glazed external door to rear garden; and fully tiled shower room with fitted toilet/vanity/storage units and large shower cubicle housing mains fed shower, stylish heated towel rail and led mirror. On the upper floor there is useful partially floored attic accessed via pull down ladder, master bedroom with fitted wardrobes/storage facilities and further double bedroom with cloakroom and storage facilities. Externally there are easily maintained enclosed gardens to front and rear with external water taps and car parking facilities.

This property is in absolute move in condition and early viewing is a must to avoid disappointment.

- **Fully Refurbished**
- **Nearby Local Amenities**
- **Easy Reach of Town Centre**
- **Lounge/Dining**
- **Modern Kitchen with Integrated Appliances**
- **Stylish Shower Room**
- **2 Double Bedrooms**
- **Cloakroom**
- **DG & GCH**
- **Private Gardens**
- **Car Park**
- **Absolute Move In Condition**
- **Lovely Family Home**



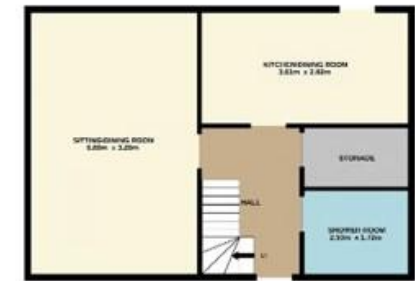
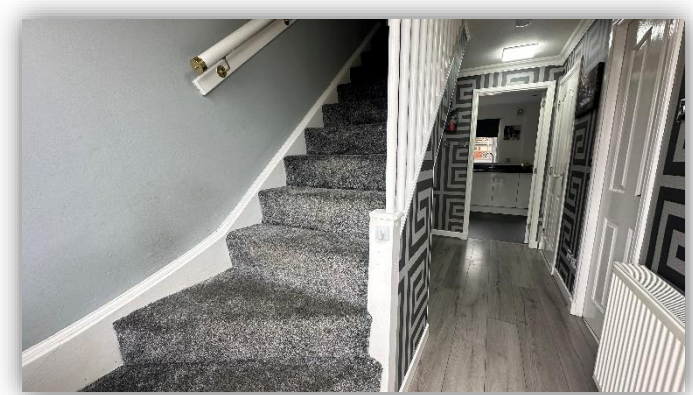
Chamber Practice 

Carnoustie and golf are inextricably linked, with one of the three splendid courses which make up the town's famous links a regular on The Open rota. Once a tourist town - and it still attracts visitors in their droves - these days it is popular with homebuyers seeking a handy base to commute to Dundee, 11 miles away, or Aberdeen to the north.

But with a high school rebuilt in 2008 and three feeder primaries - and a population around the 12,500 mark - Carnoustie has preserved its own identity. That is reinforced by a range of local clubs catering for pursuits as varied as yachting, rugby and football.

The town is on the bay developed around the mouth of the Barry Burn, along with the nearby hamlets of Grange of Barry and Panbride, and the old fishing village of East Haven. The sprawling beach was once a haunt of the Royal Family holidaying at Glamis and remains a wonderful local amenity.





Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, integrated appliances, fridge freezer and garden shed.

