



**3 Brown Street, Carnoustie, DD7 7EY**

**Offers Over £145,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this well presented two bed semi-detached cottage in the seaside and golfing town of Carnoustie, ideally situated for commuting to Broughty Ferry, Dundee and Arbroath with excellent transport links including regular bus and train services. The property is located in a well established residential area within walking distance of local convenience stores, restaurant and bar, schools, golf and beach front. The town centre with its many amenities is also within easy reach.

The subjects are in good decorative order throughout and benefit from double glazing, gas central heating and modern shower room.

Accommodation comprises conservatory with windows overlooking garden; lounge with recessed display shelving and storage below; well appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, slot in electric cooker, washing machine and part glazed external door leading to garden; stylish shower room with fitted toilet/vanity unit and large shower cubicle housing mains fed shower, full wet-wall panelling, illuminated mirror and heated towel rail; and two double bedrooms, one of which has built in wardrobe/storage facilities. Externally there are enclosed gardens to side and rear with lawn and patio areas, attractive plants and shrubs, summer house, Monobloc driveway and timber garage.

This particular property would make an ideal family home/downsize property and early viewing is recommended.

- **Semi-Detached Cottage**
- **Walking Distance of Many Amenities**
- **Conservatory**
- **Lounge**
- **Dining Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Off Street Parking**
- **Private Gardens**
- **Move In Condition**
- **Ideal Family Home**
- **Great Downsize Property**



**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.







GROUND FLOOR  
67.0 sq.m. approx.



TOTAL FLOOR AREA: 97.6 sq.m. approx.  
These floor plans are for information only and do not constitute an offer of any property. The actual floor area may vary slightly from the figures shown. The floor area is measured in accordance with the current practice of the profession. The floor area is measured in accordance with the current practice of the profession. The floor area is measured in accordance with the current practice of the profession.



Included in the sale are all carpets and floor coverings, window blinds where fitted, cooker, washing machine, wardrobes in conservatory, summer house and timber garage.

