

23 Greenlaw Place

CARNOUSTIE, DD7 7NG



*BEAUTIFULLY PRESENTED TWO BEDROOMS END
TERRACE IN WALK-IN CONDITION.*



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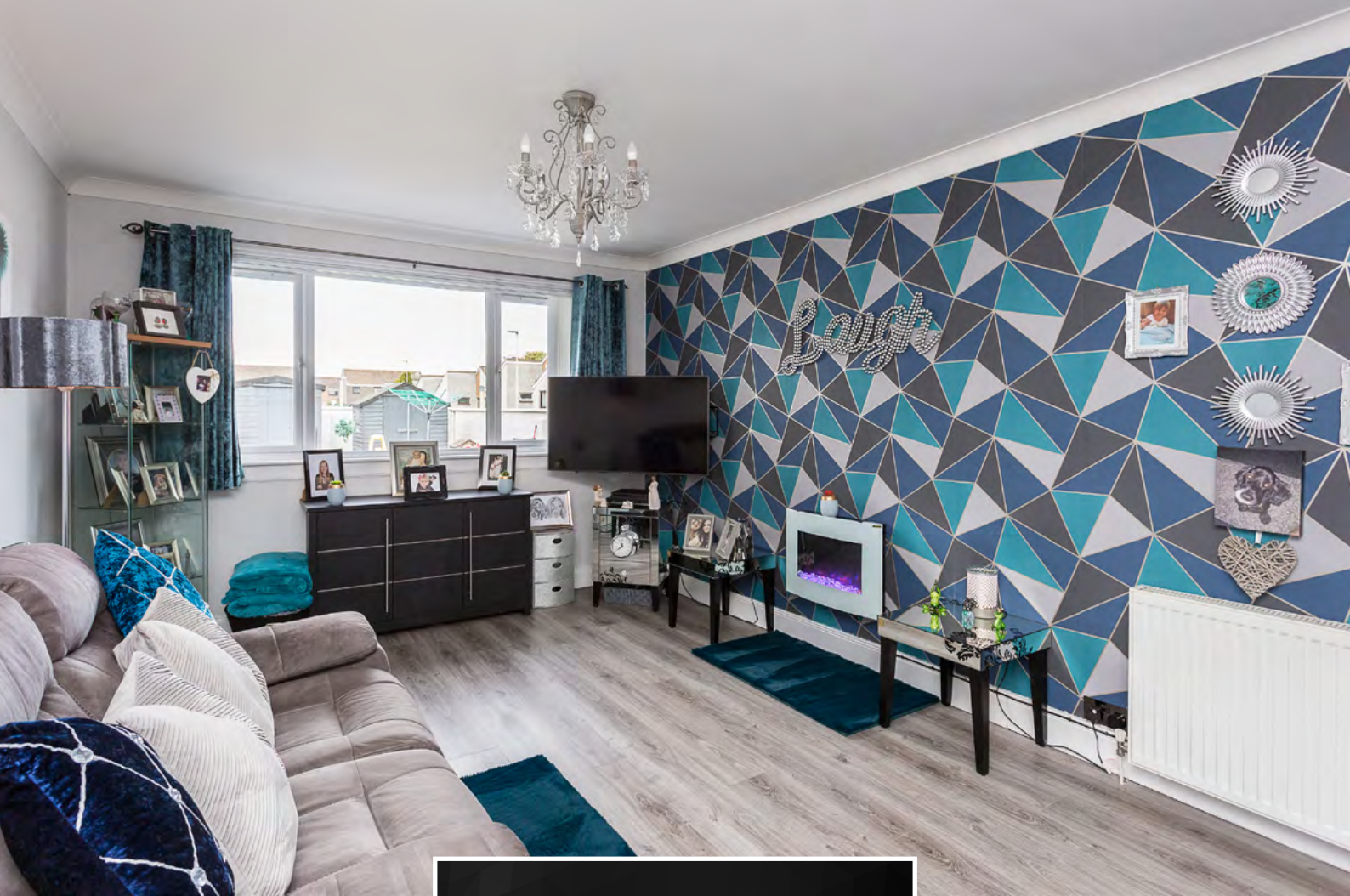
McEwan Fraser Legal can offer **PART EXCHANGE** on this home. Beautifully presented, this is a delightful end-terraced villa tucked into a quiet residential area within walking distance to the school and shops.

The accommodation on the ground floor includes a spacious living room with modern laminate flooring and fresh decor. The kitchen is well laid out with ample floor and wall units, space for a table and chairs and a granite sink. From here a back door leads to the sheltered garden. On the first floor are two bedrooms and a family bathroom.

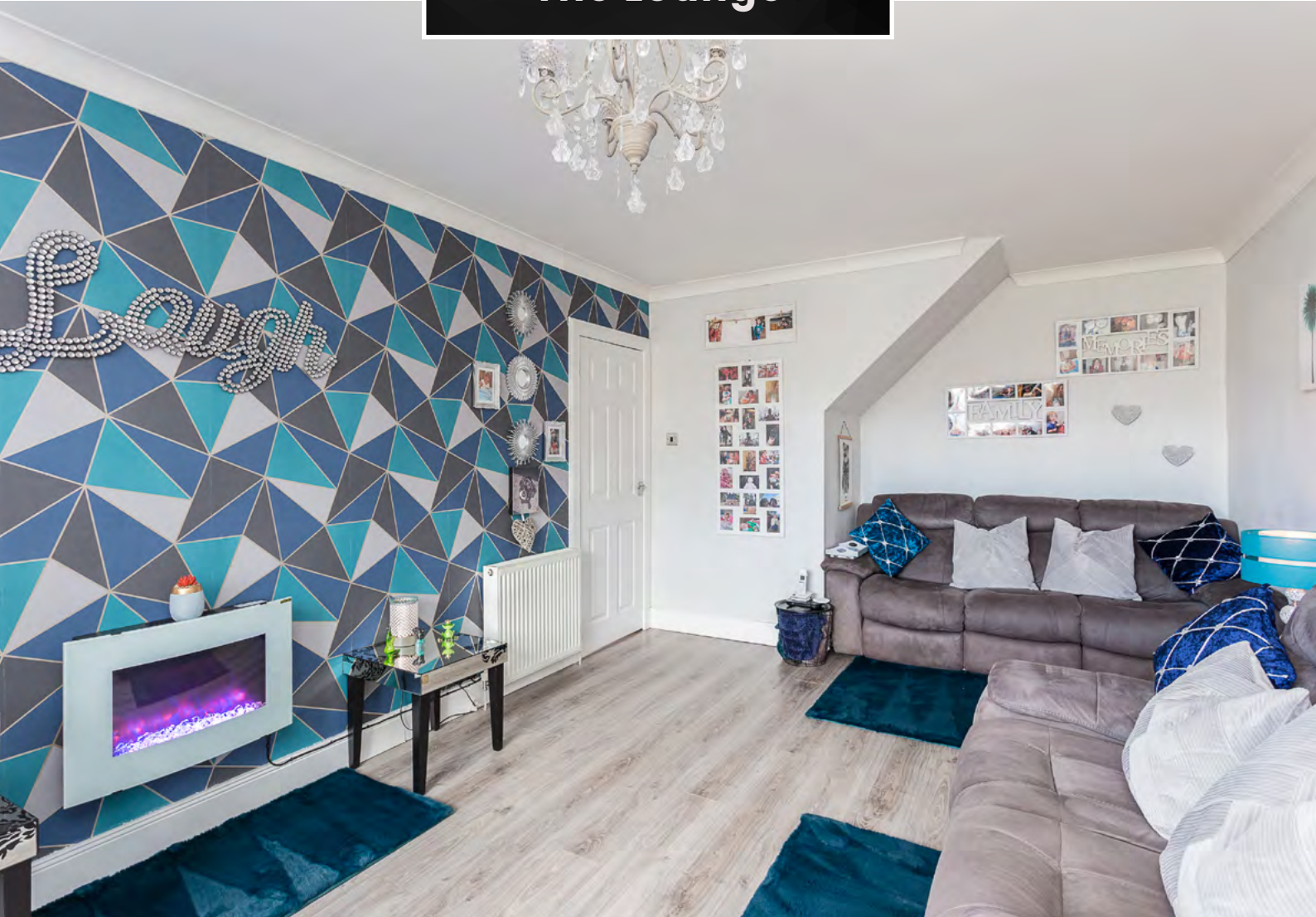
Externally there is an enclosed garden to the rear of the house with a deck area and an artificial lawn for easy maintenance. To the front, the garden has been laid to gravel with a path to the door and bounded by brick walls to create a neat and tidy garden.

Don't be disappointed and arrange an early viewing.

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The Lounge



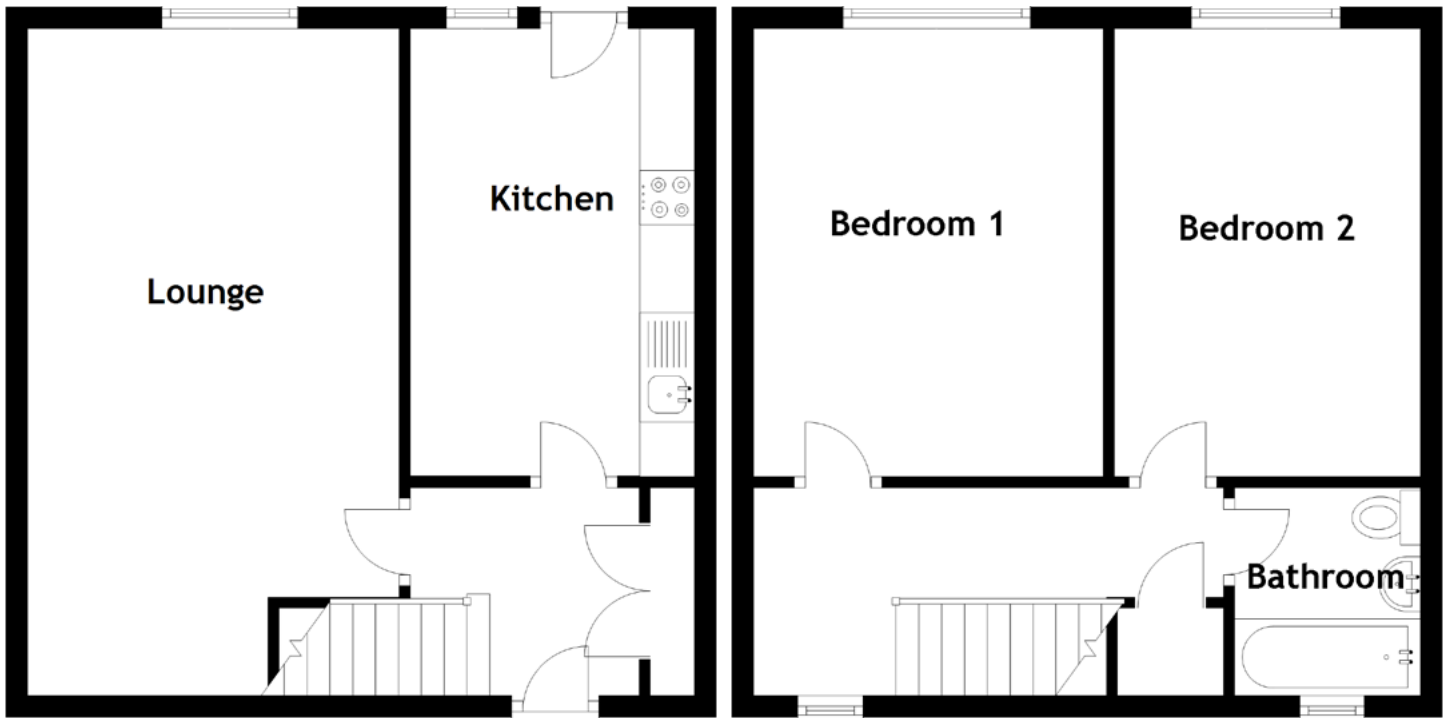


The Kitchen









Approximate Dimensions

(Taken from the widest point)

Lounge	6.10m (20') x 3.40m (11'2")	Bathroom	1.90m (6'3") x 1.70m (5'7")
Kitchen	4.10m (13'5") x 2.60m (8'6")	Gross internal floor area (m ²): 77m ² EPC Rating: D	
Bedroom 1	4.10m (13'5") x 3.20m (10'6")		
Bedroom 2	4.10m (13'5") x 2.80m (9'2")		





The Garden





Carnoustie is situated at the mouth of the Barry Burn on the North Sea coast. With a population of over ten thousand, Carnoustie is within travelling distance of Dundee, Arbroath, St.Andrews and beyond. It is on the main rail line along with frequent bus services and easy access to excellent main road links makes commuting to this popular golf town straightforward. The town was founded in the late 18th Century and grew rapidly throughout the 19th Century due to the expansion of the local textile industry and with its seaside location, it is best known for its associations with golf.

There is one secondary school and three primary schools and the town centre is only a short walk away. A comprehensive range of local amenities such as shopping, healthcare and leisure facilities are available nearby which means you will never be far away from the charming hub of the town. Carnoustie can be considered a commuter town for its closest city, Dundee, which is approximately 11 miles to the west. It is served by Carnoustie railway station and has a regular bus service.



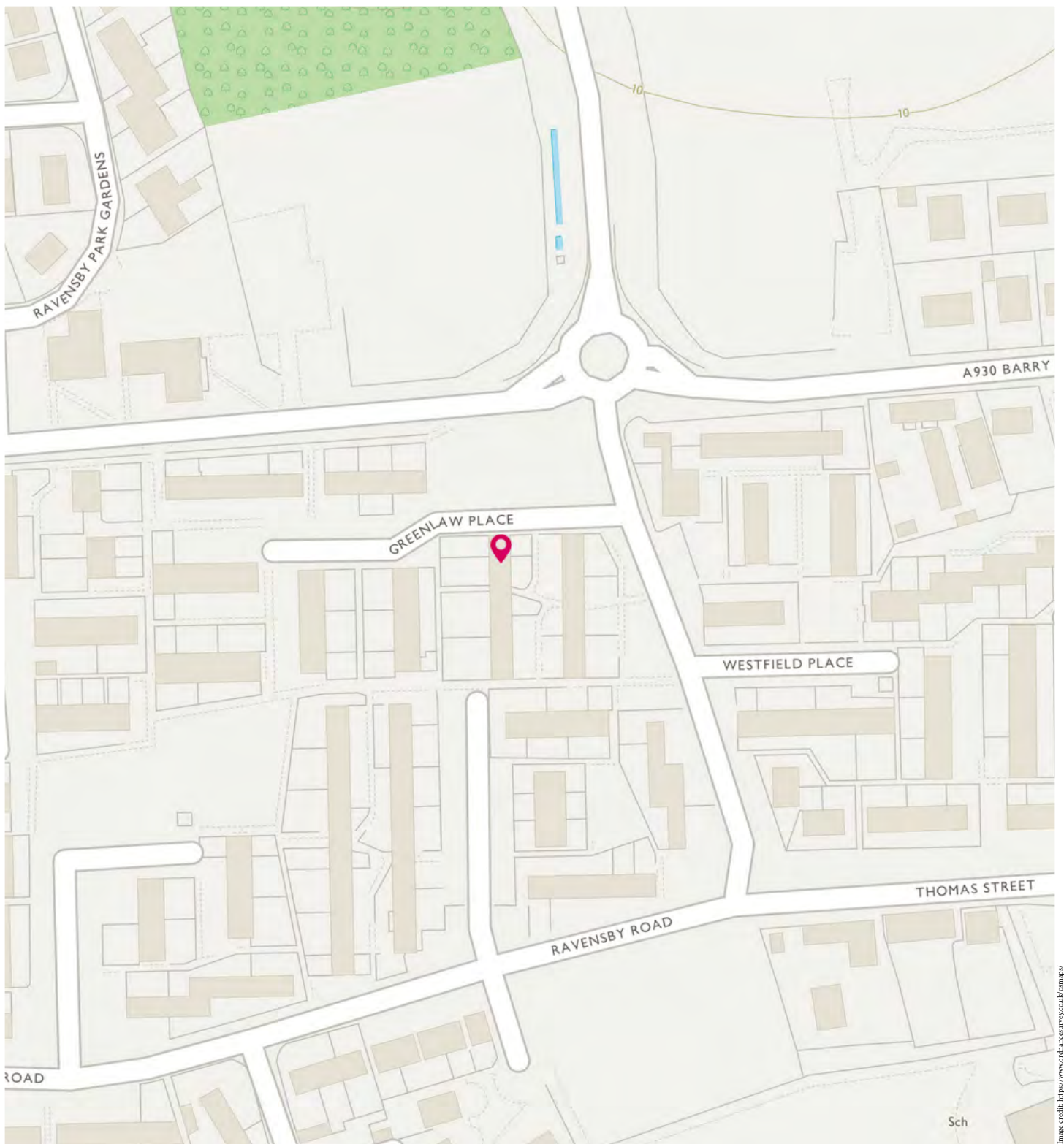


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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