

# 30 Winter Place

CARNOUSTIE, ANGUS, DD7 6BR



*POPULAR RESIDENTIAL LOCATION FOR THIS  
END TERRACE HOME WITH ATTIC CONVERSION*



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McEwan Fraser Legal is delighted to present this charming end-terraced, two-storey villa with an attic bedroom is a perfect blend of space and comfort, set on a desirable corner plot. The property boasts gardens to the front, back, and side, providing ample outdoor space for relaxation and recreation. A private drive, off-road parking, and a garage add to the convenience and appeal of this home. This home has no onward chain and is presented in "move-in" condition.

Upon entering the ground floor, you are welcomed into an inviting hallway that leads to a spacious lounge and dining area. This open-plan space is ideal for both relaxing and entertaining, offering a warm and welcoming atmosphere. The kitchen, also on this level, is well-appointed and ready for your personal touch to create a modern culinary space.

## The Property





On the first floor, you will find two well-sized bedrooms, each offering a peaceful retreat with plenty of natural light. The family bathroom, complete with a WC, is also located on this floor, providing essential convenience for the household.





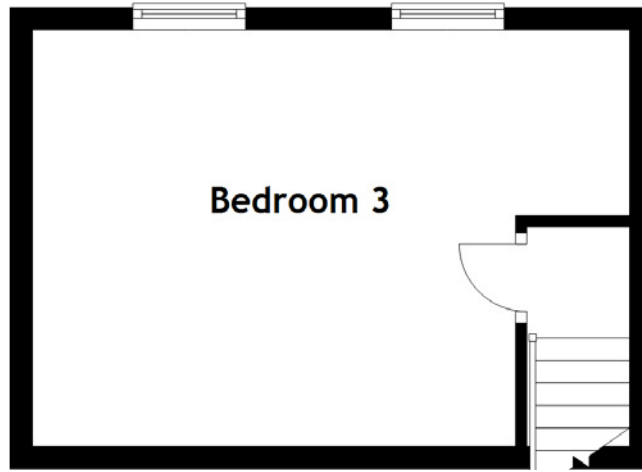
**Bedroom 2**



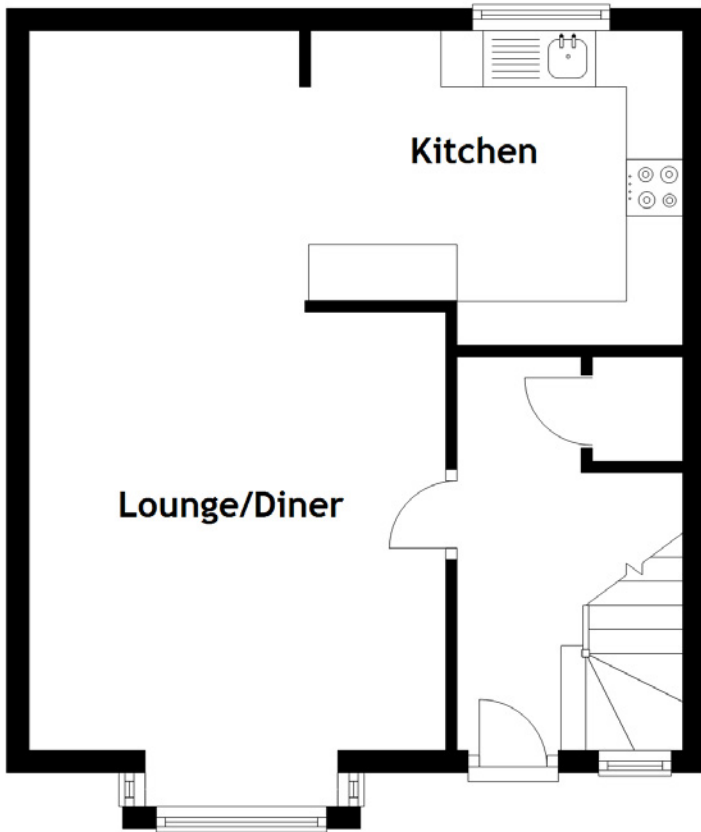


The attic floor features an additional bedroom, perfect for use as a master suite, guest room, or even a private office space. This versatile room adds to the home's appeal, offering flexibility for various needs.



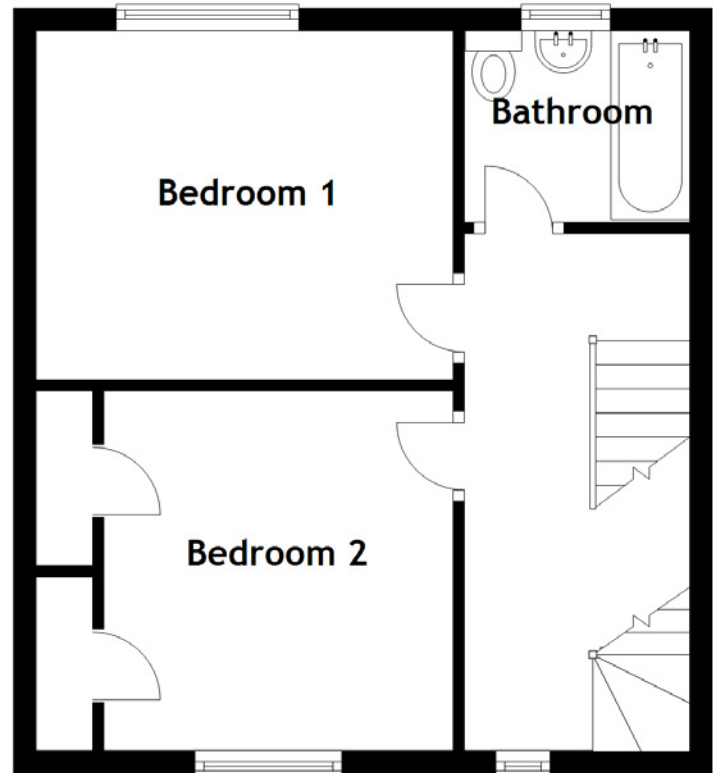


**Bedroom 3**



**Lounge/Diner**

**Kitchen**



**Bedroom 1**

**Bedroom 2**

**Bathroom**

Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.70m (12'2")	Bathroom	2.00m (6'7") x 1.70m (5'7")
Kitchen	3.30m (10'10") x 2.40m (7'11")	Gross internal floor area (m <sup>2</sup> ): 85m <sup>2</sup>	
Bedroom 1	3.70m (12'2") x 3.10m (10'2")	EPC Rating: D	
Bedroom 2	3.19m (10'6") x 3.10m (10'2")		
Bedroom 3	5.30m (17'5") x 3.70m (12'2")		



Situated in an established residential area on the east side of Carnoustie, the property is surrounded by similar homes, creating a cohesive and friendly neighbourhood. Adequate amenities and facilities are within easy reach, ensuring all the conveniences of modern living are close by.

This end-terraced villa combines generous living spaces with the potential for personalization, making it an excellent choice for families or individuals looking to create their dream home. With its solid structure, ample accommodation, and prime location, this property is a must-see for discerning buyers.





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Situated in an established residential locality on the east side of Carnoustie, this home enjoys a prime location in a friendly and cohesive neighbourhood. Carnoustie, renowned for its world-famous golf course, offers a blend of small-town charm and modern amenities, ensuring a high quality of life for its residents. The area is characterized by well-maintained homes and tree-lined streets, creating a serene and welcoming environment.

Carnoustie provides convenient access to local shops, cafes, and essential services, making daily errands and outings a breeze. Families will appreciate the proximity to reputable schools, parks, and recreational facilities, which cater to a variety of interests and activities. The nearby coastline offers beautiful beaches and scenic walks, perfect for weekend relaxation and outdoor enjoyment.

Excellent transport links, including the nearby Carnoustie train station and major roadways, connect residents to Dundee and beyond, making this location ideal for commuters. The town's community spirit and active social calendar ensure there is always something to engage in, from local events to cultural activities.

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## The Location

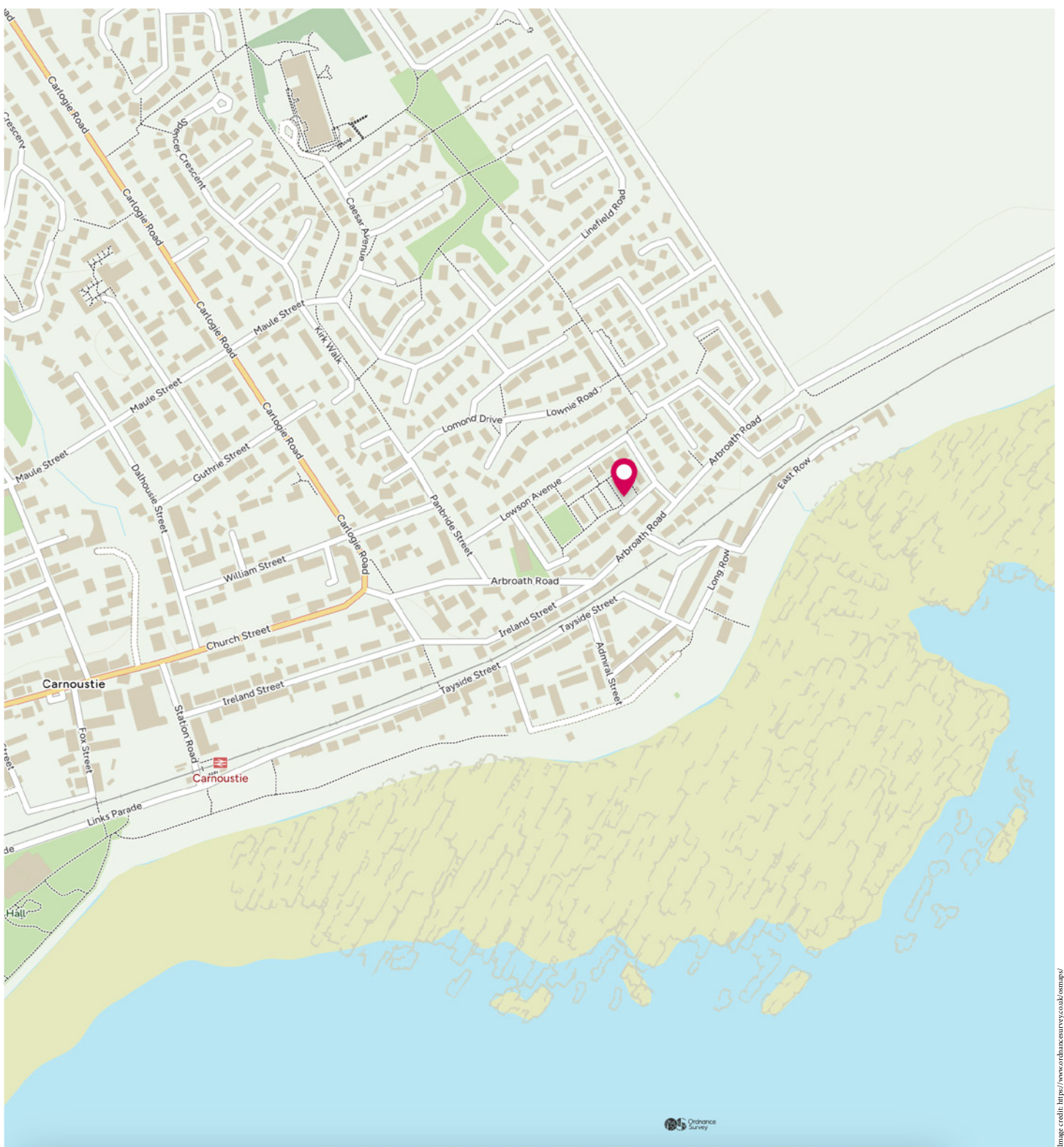


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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