



*Charming four-bedroom semi-detached house*



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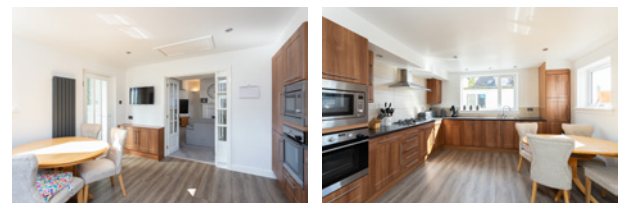
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McEwan Fraser Legal is delighted to present this charming four-bedroom semi-detached family home, ideally located close to the High Street, golf course, and local amenities. Offering a perfect blend of modern comfort and convenience, this property is an excellent choice for families seeking a spacious and versatile home.

# THE KITCHEN



Upon entering the home, you are welcomed by a bright and inviting entrance hall, which provides access to both the kitchen and dining room. The kitchen is generous in size, featuring a range of modern units and built-in appliances, offering a practical and stylish space for cooking.

# THE LIVING ROOM



The adjacent living room is cosy yet airy, with a fireplace adding warmth and charm. The dining room, with sliding patio doors leading to the side garden, is perfect for family meals or hosting guests.



# THE DINING ROOM



The hallway also leads to a secondary external door and one of the downstairs bedrooms, which includes built-in storage. Next to this is a large cupboard, offering the potential to be converted into an en-suite or cloakroom for added convenience. Completing the ground floor is a versatile room that can be used as either a bedroom or an additional family room, depending on your needs.

## BEDROOMS 3 & 4





Stairs lead to the first-floor landing, where you will find two more spacious bedrooms, including the master bedroom. The upstairs is completed by a large, beautifully appointed family bathroom, featuring a shower, bathtub, toilet, and double “his and hers” sinks, providing ample space and luxury for the whole family.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2





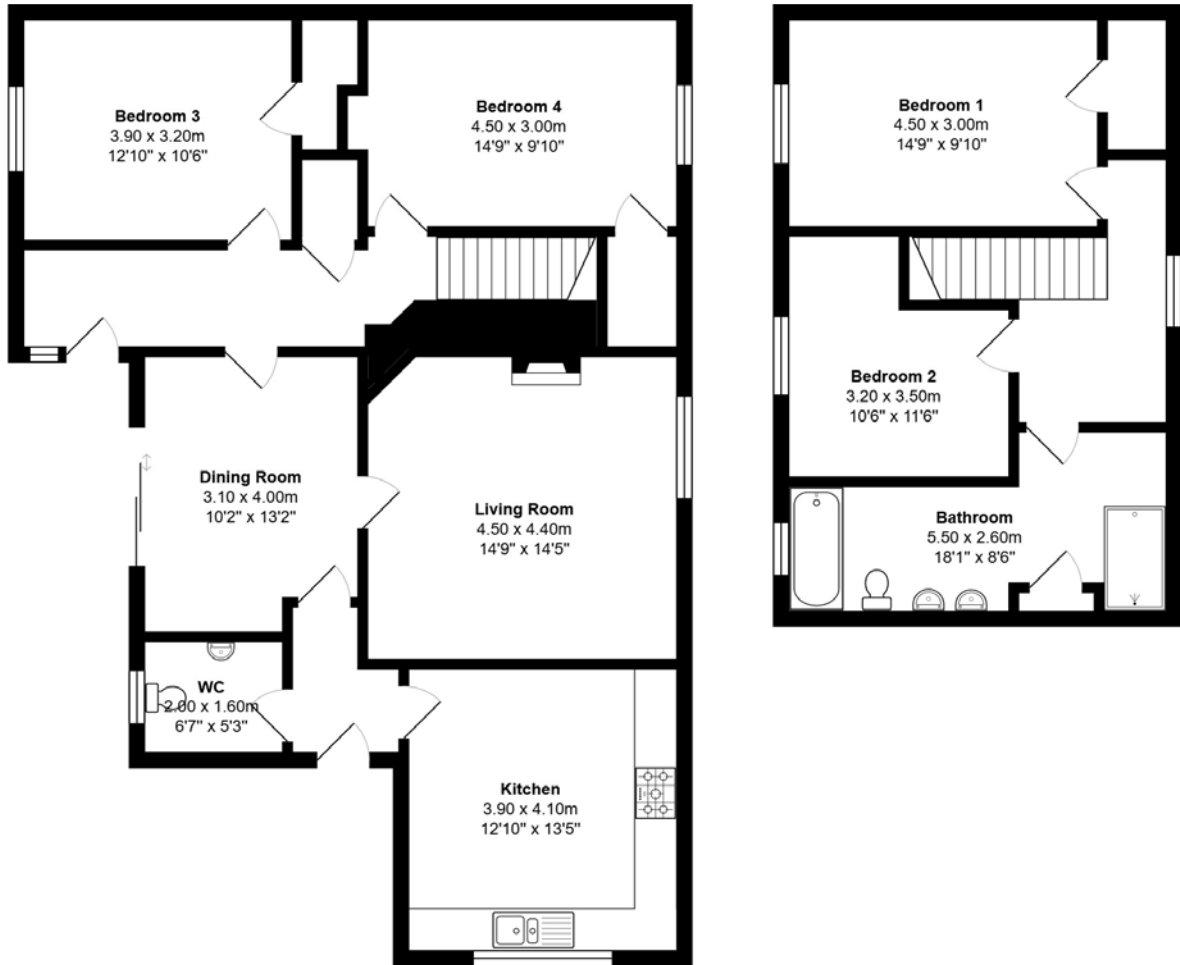
Externally, the property benefits from a driveway providing off-street parking, as well as a large shed for additional storage. The side garden is fully enclosed and features decking and low-maintenance artificial grass, creating a private outdoor space ideal for relaxation or entertaining.

This style of property is highly sought after, offering a unique opportunity to secure a well-presented family home in a prime location. Early viewing is highly recommended to avoid missing out on this exceptional property.

# EXTERNALS

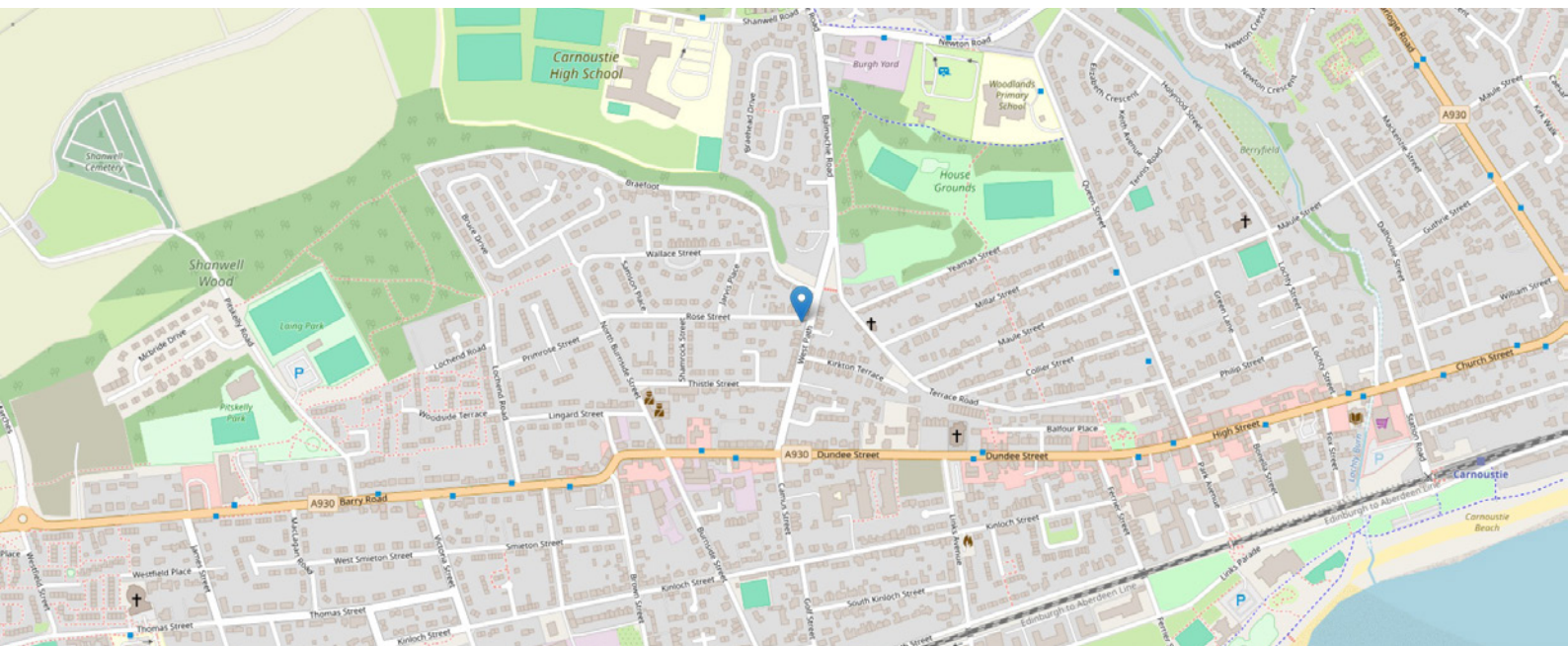


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 141m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Situated on Scotland's East Coast approximately 10 miles north of Dundee, the township of Carnoustie is well known for its sandy beach frontage and a favourite destination for leisure pursuits, the shallow bay suitable for canoeing, sailing and yachting. Renowned originally as a holiday resort, the town has many lively businesses stretching along its main street including coffee shops and hostelrys, the original style buildings creating an olde worlde charm.





Famous for its golf association the town is proud of its landmark Championship course, famously hosting the “Open Championship” won by Scotland’s own Paul Lawrie in 1999. Drawing many visitors and golfers to the area, the town caters for this with several hotels, guesthouses and bed and breakfast establishments and a superb addition to the area is the Carnoustie Hotel and Golf Resort, which sits on the frontage. The town has a bustling leisure centre, 3 primary schools and Carnoustie High School.

The area allows easy commuting both North and South including Dundee, only a short drive away and the neighbouring Angus towns. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.



# McEwan Fraser Legal

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