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Leading Perthshire Estate Agency

19 Chapman Drive, Carnoustie, DD7 6DX

Offers Over £299,950

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Chapman Drive, Carnoustie, DD7 6DX

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Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Home to the a world famous golf course, Carnoustie is a popular seaside town located on the east coast of Scotland in the County of Angus. There are good transport links with a train station, regular buses and easy access to the A92 for the commuter. Local amenities include a range of shops, bars, restaurants , take-aways, leisure facilities and 4 Golf Courses. There are both primary and secondary schooling. Larger cities are located close by with Dundee being a 13 mile drive, St. Andrews is 25 miles away, Aberdeen is 60 miles.





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Property Summary

Next Home are delighted to bring to the market this spacious 4 bedroom detached villa situated in the popular coastal town of Carnoustie.

The property is ideally located and sits on a large corner plot with accommodation set over 2 levels comprising: Vestibule, entrance hall with under-stair storage, w/c, spacious lounge with ample room for free-standing furniture with French doors leading to an additional and versatile room which can be used for a dining room/sitting room with sliding doors leading to the garden, kitchen with breakfast bar, fitted oven/grill, washing machine, 4 ring gas hob and space for an American style fridge freezer, 4 double bedrooms , 3 of which have built in storage with the principal bedroom benefitting from a shower room with wash-hand basin and modern bathroom with a 4 piece white suite.

There is a large driveway to the front of the property that is fully gravelled and leads to a single garage.

The rear garden is fully enclosed with mature shrubbery to the borders with a large wrap around garden with a large lawn, large decking area which is ideal for hosting and relaxing all year round. There is also a side garden with raised bedding and a patio. It also gives the opportunity for further off-street parking and to extend the property further.

Gas central heating and double glazing throughout.



Key property features

- ✓ Large corner plot
- ✓ 4 double bedrooms
- ✓ Modern 4 piece bathroom suite
- ✓ Modern breakfasting kitchen
- ✓ Large private garden
- ✓ Large attic space
- ✓ Good storage
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Close to good schooling













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

An expert from our local branch will provide you with
the most accurate valuation.

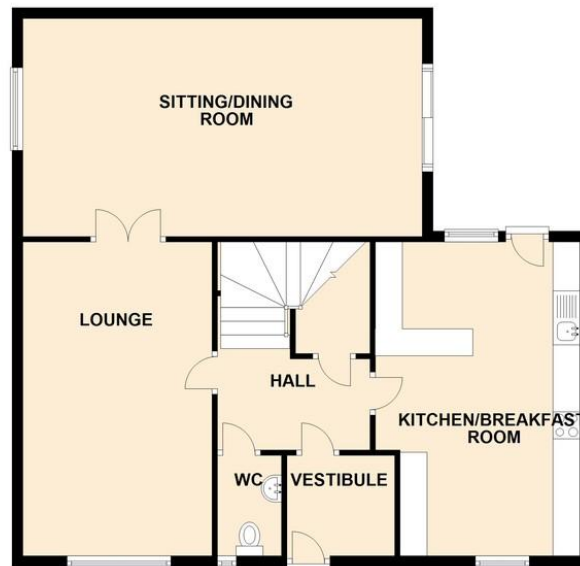


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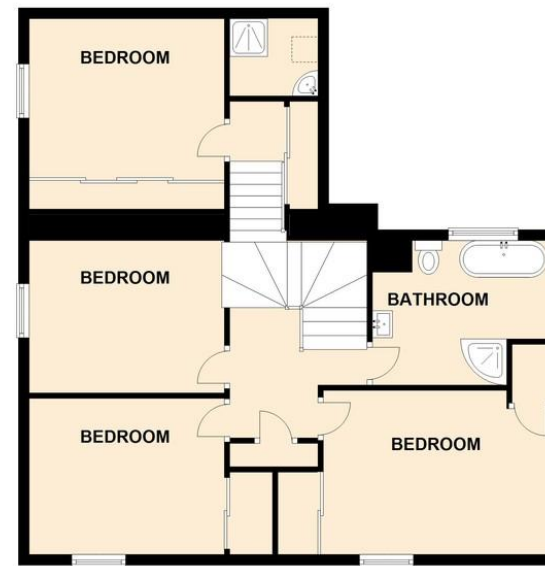
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Floorplans

GROUND FLOOR



FIRST FLOOR





Property Room sizes

VESTIBULE

5' 2" x 4' 2" (1.57m x 1.27m)

HALL

7' 2" x 5' 7" (2.18m x 1.7m)

KITCHEN/BREAKFAST ROOM

19' 9" x 10' 1" (6.02m x 3.07m)

LOUNGE

19' 7" x 10' 5" (5.97m x 3.18m)

SITTING/DINING ROOM

17' 1" x 12' 5" (5.21m x 3.78m)

W/C

4' 8" x 2' 5" (1.42m x 0.74m)

LANDING

BEDROOM(EXCLUDING WARDROBES)

10' 8" x 9' 5" (3.25m x 2.87m)

SHOWER ROOM

5' x 4' 7" (1.52m x 1.4m)

BEDROOM

11' 1" x 9' 5" (3.38m x 2.87m)

BEDROOM

12' 9" x 9' 1" (3.89m x 2.77m)

BEDROOM

10' 5" x 9' 4" (3.18m x 2.84m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02
47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
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For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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