



Buy your next home with Next Home

Leading Perthshire Estate Agency

107 Barry Road, Carnoustie, DD7 7QT

Offers Over £155,000

■■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

107 Barry Road, Carnoustie, DD7 7QT

Many thanks for your interest with 107 Barry Road, Carnoustie, DD7 7QT.

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 renowned 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.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property 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.



Property Summary

We are delighted to bring to the market this well presented 2-bedroom semi-detached cottage set within the popular seaside town of Carnoustie.

The property would be ideal for a host of buyers with accommodation set over 1 level comprising: Entrance Hall with built in storage which gives access to the attic, a bright lounge with patio doors leading to the garden, 2 bedrooms, the principal bedrooms benefits from built in storage, a tastefully decorated kitchen and a modern bathroom.

The garden is fully enclosed with timber fencing with a lawn, patio and bark area.

There is also a summer house and a large outbuilding which is ideal for storage.

Gas central heating and double glazing throughout.



Key property features

- ✓ 2 bedrooms
- ✓ Sought after town
- ✓ Close to local amenities
- ✓ Quiet location
- ✓ Ideal for a first-time buyer
- ✓ Seaside and countryside walks nearby
- ✓ Gas central heating
- ✓ 2 outbuildings
- ✓ Private garden
- ✓ Modern bathroom









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. 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?

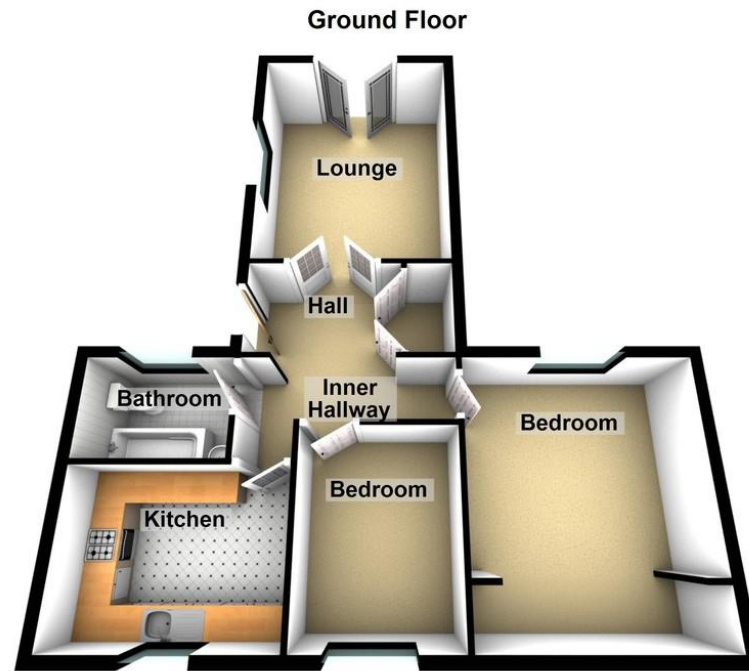
An expert from our local branch will provide you with
the most accurate valuation.

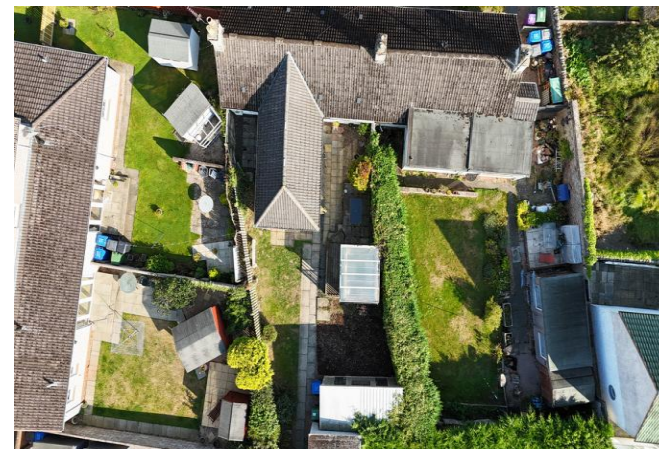


NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

HALL

6' 7" x 4' 6" (2.01m x 1.37m)

LOUNGE

13' 9" x 9' 3" (4.19m x 2.82m)

KITCHEN

10' 8" x 10' 1" (3.25m x 3.07m)

BEDROOM

12' 3" x 10' 4" (3.73m x 3.15m)

BEDROOM

11' 7" x 7' 5" (3.53m x 2.26m)

BATHROOM

8' 4" x 4' 6" (2.54m x 1.37m)

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

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

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme