

Simple Approach



**15 Rose Street, Carnoustie
DD7 7BT**

Offers over £115,995

Simple Approach are delighted to welcome this well presented, one bedroom Bungalow on Rose Street, Carnoustie to the residential market. Whilst the property will benefit from some upgrade it is Located within a highly sought after location, this property is the perfect purchase for any first time buyer, investor or someone looking for an easily maintained retirement home. Rose Street comprises; a bright and spacious lounge, kitchen, one large double bedroom and a Shower room. The property further benefits from gas central heating, double glazing, externally there is a drive and garden to front and rear. Viewing is essential to appreciate the overall space and great property on offer here at Rose Street.

Lounge

12'5" x 12'9" (3.8 x 3.9)

kitchen

10'5" x 7'1" (3.2 x 2.18)

Bedroom

12'5" x 9'9" (3.80 x 2.99)

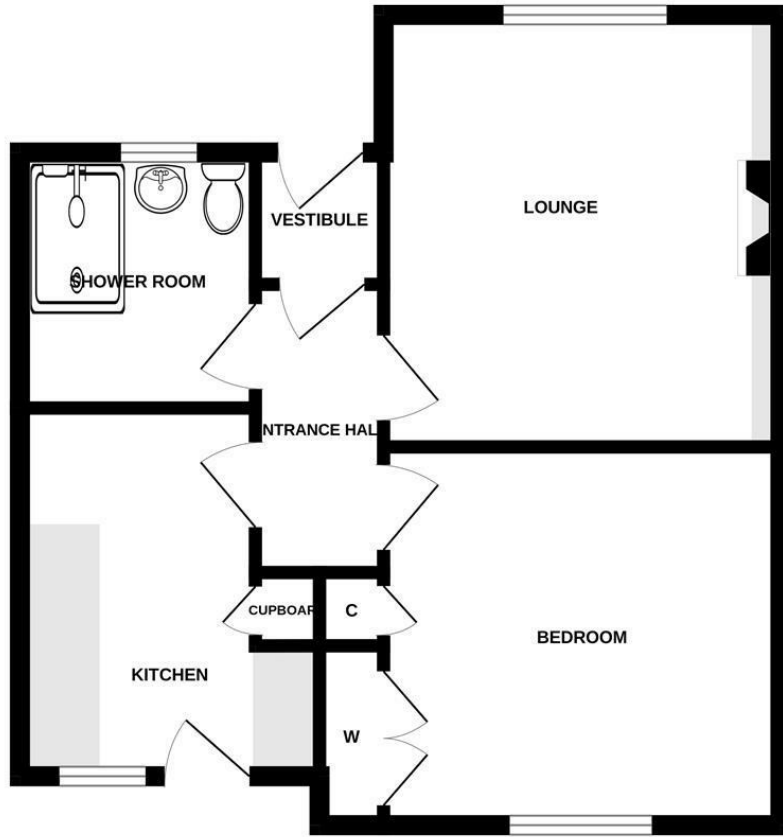
Shower room

7'1" x 5'11" (2.16 x 1.82)

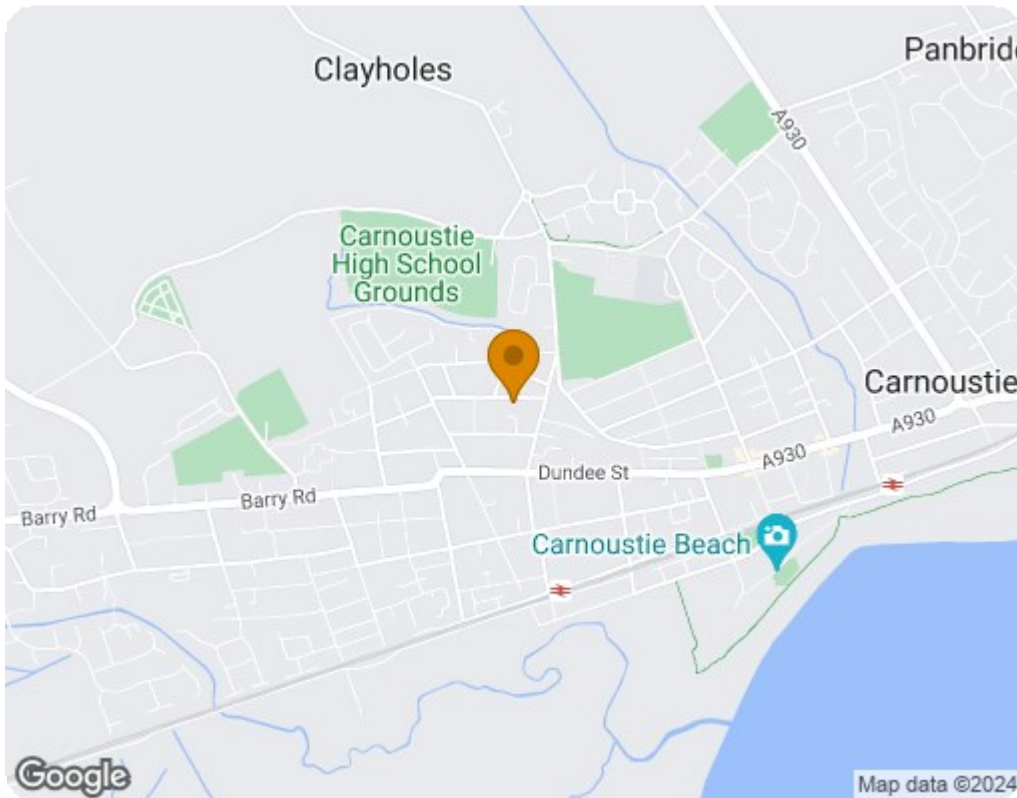




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | EU Directive 2002/91/EC |