

Simple Approach



**19 North Burnside Street, Carnoustie
DD7 7BJ**

Offers over £148,995

Simple Approach are pleased to welcome this very well presented, semi detached house on North Burnside Street, Carnoustie to the residential sales market. Set within a highly sought after location, this lovely property offers spacious accommodation set across two floors. Comprising of; a welcoming entrance hallway, a bright front facing lounge, good sized kitchen, two generous bedrooms and a chic shower room. North Burnside Street due to its popular location and excellent move in condition lends itself to a wide range of buyers, including first time buyers, small families or couples. Practical attributes include gas central heating and full double glazing. Externally the property enjoys a private driveway and a fully enclosed private rear garden with added benefit of a large garage. Viewing is essential to appreciate the overall space and excellent property on offer here at North Burnside Street, Carnoustie.

Lounge

11'11" x 14'7" (3.65 x 4.46)

Kitchen

13'2" x 8'3" (4.03 x 2.52)

Utility Cupboard

2'11" x 2'3" (0.89 x 0.71)

Bedroom One

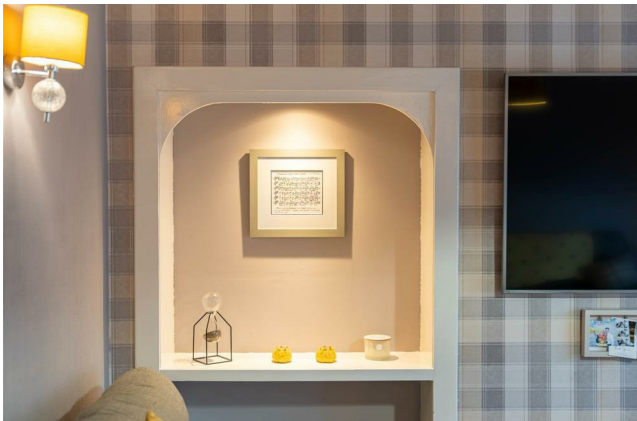
11'6" x 12'0" (3.51 x 3.66)

Bedroom Two

9'6" x 8'9" (2.91 x 2.67)

Shower Room

5'4" x 10'4" (1.65 x 3.15)

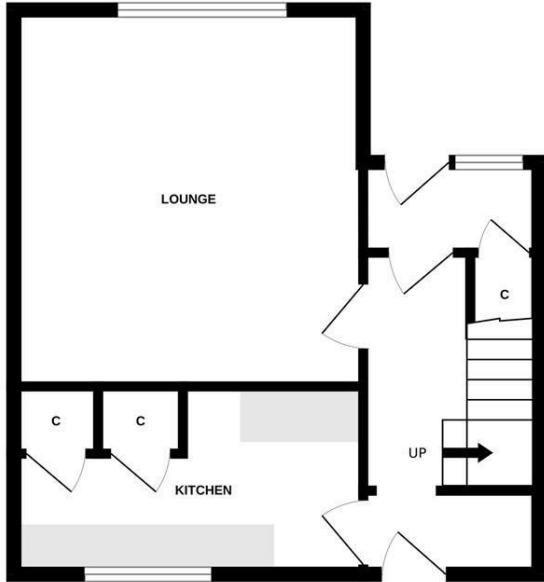




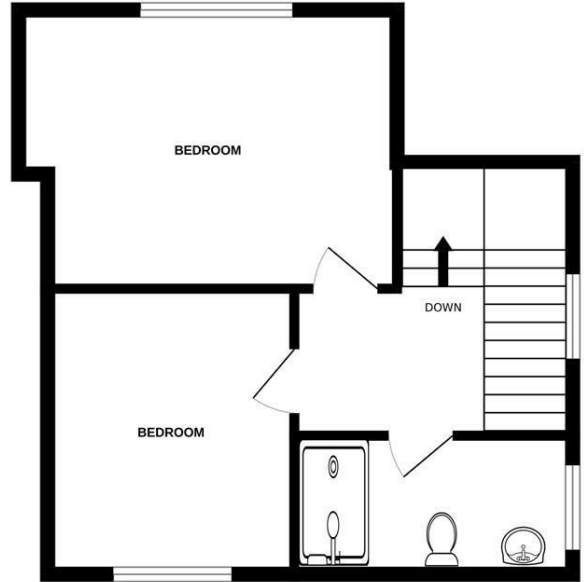
- Semi Detached House
- Bright Front Facing Lounge
- Private Driveway
- Two Generous Bedrooms
- Good Sized Kitchen
- Fully Enclosed Private Rear Garden
- Well Presented Throughout
- Gas Central Heating & Full Double Glazing



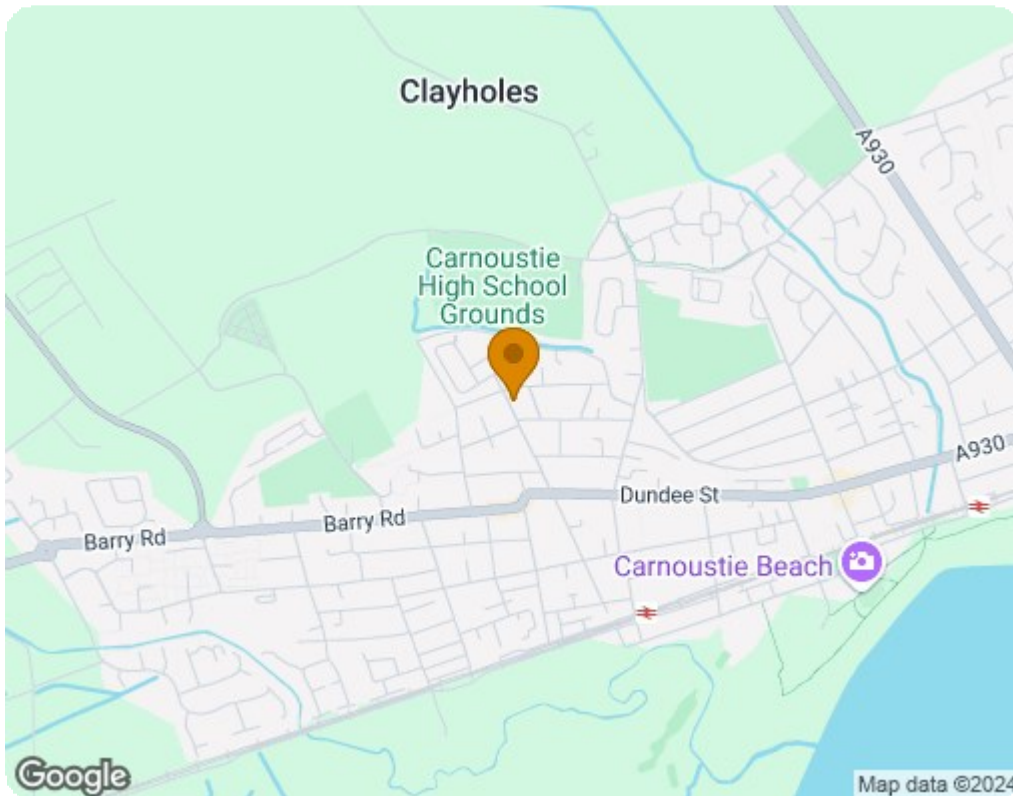
GROUND FLOOR



1ST 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		