



44 Kinloch Street, Camoustie, Angus, DD7 7EN

Immaculately Presented Three-bedroom, South-Facing, End-Terrace Villa

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Immaculately presented three-bedroom, south-facing, end-terrace villa, forming part of a period, stone-built terrace. Located on a quiet side street, in the popular seaside town of Carnoustie, Angus.

Comprises a vestibule, hallway, living room, dining/kitchens, utility room, three flexible bedrooms and a family bathroom.

There are generous room sizes, tall ceilings and period features, together with a luxury fitted kitchen and bathroom. Presented in contemporary decor, with extensive spotlighting, Karadean and Amtico flooring, gas central heating, and double glazing.

There is low-maintenance landscaping to the front, with a generous rear garden featuring a lawn, paved and decked patios, and access to an external store.

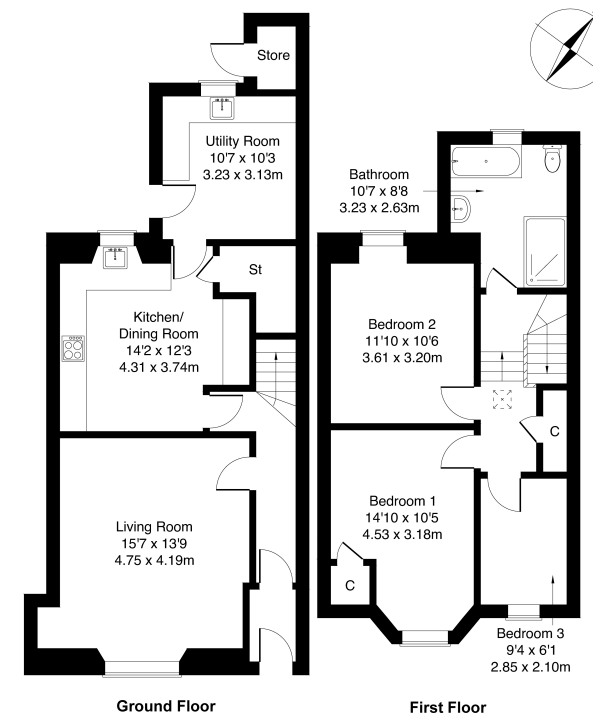
The bright entrance vestibule is finished with Karndean flooring which continues into the hall. Set to the front is an impressive public room, with ornate cornice work, an open shelved press, a wall-mount TV point and carpeted flooring. To the rear is a stylish kitchen featuring Amtico flooring, recessed spotlighting, a TV point, and access to a deep under-stair storage cupboard. Fitted units include marble-effect worktops and a kitchen island, a sink with a spray pull tap, an integrated double oven, a wine cooler and a five-burner electric hob. Set off the kitchen, a flexible utility room includes matching units and worktops and provides garden access.

On the first floor, bedroom one is set to the front, with a bay window, an eaves cupboard, spotlighting and cornice work. Bedroom two is set to the rear and features spotlighting and carpeted flooring. A flexible third bedroom is set to the front, with a pendant light fitting and wall panelling. Completing the accommodation, a generous, fully tiled bathroom is fitted with a three-piece suite, and a separate corner shower cubicle.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

44 Kinloch Street, Carnoustie, DD7 7EN

Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





The scenic town of Carnoustie is situated on the coast of the North Sea and roughly midway between Dundee and the charming seaside town of Arbroath. Offering a famous golf course, the Carnoustie Golf Links, as well as a picturesque harbour, sandy beaches, and a wealth of history, the respective towns provide all the expected local amenities set amidst attractive landscapes. The property is also within easy commuting distance to the town of Monifieth and to Broughty Ferry, both offering beachside walks and excellent local cafes, restaurants, and shopping facilities; whilst Arbroath, offers further

walks and recreation, with coastal paths along the stunning red sandstone cliffs of Whiting Ness, where there are a multitude of caves and inlets to explore. The A92 further connects the area to the major cities of Dundee and Aberdeen, with local bus services and railway stations available for travel throughout. Schooling is well provided for in the area, with numerous primaries, secondary schools, and Angus College for further education.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

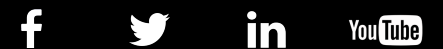
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.