



## 1 McBride Drive, Camoustie, Angus, DD7 7SH

Beautifully Presented and Spacious, Four-Bedroom, Semi-Detached, Family Home

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



# Property Description

Beautifully presented and spacious, four-bedroom, semi-detached family home, with gardens, a driveway and an integral garage. Set in a quiet, modern, residential development, in the popular seaside town of Carnoustie, Angus.

Comprises an entrance hallway, living/dining room, kitchen, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

With light, tasteful decor throughout, highlights include an impressive open-plan living space and a south-facing balcony. Further features include a stylish, integrated kitchen, modern bathroom suites and contemporary flooring throughout the ground floor.

In addition, there is gas central heating, double glazing, and superb storage provision, including a loft and a garage with power, light and a utility area.

Externally there is a lawn and multi-vehicle driveway to the front, whilst a generous, southerly-facing rear garden includes a synthetic turf lawn and patios.

A welcoming entrance hall, with storage, a WC and garage access, is finished with modern, wood-effect flooring which continues throughout the ground floor. Set to the rear, and spanning the entire width of the property, a stylish reception area opens onto the rear garden and provides a spacious, flexible floorplan for both lounge and dining furniture. Leading openly off the living and dining space, a kitchen is fitted with modern units and stone-effect worktops. Appliances include an integrated oven, a ceramic hob, a stainless-steel canopy and a dishwasher, whilst space is available for an integrated fridge/freezer and/or a freestanding American-style fridge/freezer. Further space and plumbing are available for a washing machine in a utility area in the garage.

Upstairs, four good-sized double bedrooms are finished with modern, wood-effect flooring, with three further benefiting from integrated wardrobe storage. Whilst the main bedroom is accompanied by a modern, ensuite shower room, the second bedroom enjoys access to a wide, southerly-facing balcony, with views across the rear garden.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

**mov8** REAL ESTATE  
1 McBride Drive, Carnoustie DD7 7SH  
Approximate Gross Internal Area: (1615 sq ft - 150 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

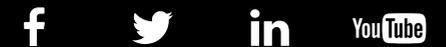
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## 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.