



## 69 The Maltings, Victoria Street, Camoustie, Angus, DD7 7LF

Immaculately Presented and Spacious, Three-Bedroom, South-Facing, Ground-Floor Apartment

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# Property Description

Immaculately presented and spacious, three-bedroom, south-facing, ground-floor apartment, with two allocated parking spaces and a private patio terrace. Forming part of a modern, factored, residential development, with a superb outlook, adjacent to the historic golf links, in Carnoustie, Angus.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, three double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a high-quality fitted kitchen, with a full range of integrated appliances, and stylish bathroom suites, with digital showers. In addition, there is contemporary flooring and lighting, HIVE gas central heating, double glazing and superb bespoke storage solutions.

The development also provides a video-secured entry system and additional, residential parking, with visitor spaces.

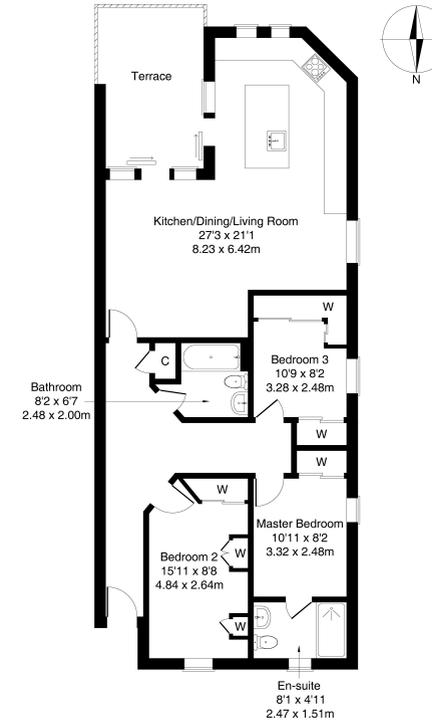
A spacious entrance hall, with storage, is carpeted and finished with light, neutral decor, which continues throughout the property. Fitted with modern, wood-effect flooring, an impressively proportioned, open-plan, kitchen, living and dining room benefits from plenty of natural light from generous, dual-aspect glazing and opens onto a large, south-facing, decked terrace. The stylish reception area offers ample, versatile space for freestanding lounge and dining furniture and flows into a kitchen, fitted with contemporary white units, Minerva worktops and a central, breakfasting island. Integrated appliances include an oven, a microwave, an induction hob, a dishwasher, a fridge/freezer, a warming drawer and a washing machine.

Three well-presented, double bedrooms are fitted with integrated wardrobe storage, with the master bedroom further benefiting from a modern, en-suite shower room and bedroom three including additional, bespoke, full-height storage.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and panel splash walls.

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**69 The Maltings, Victoria Street, Carnoustie DD7 7LF**  
Approximate Gross Internal Area: (1012 sq ft - 94 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. 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. For walks and recreation, there are coastal paths along the stunning red sandstone cliffs of Whiting Ness, where there is a multitude of caves and inlets to explore.





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