



Estate Agents and Solicitors

20f Arbroath Road, Camoustie, Angus, DD7 6BL

Light, Tastefully Presented and Spacious, Two-Bedroom, Main Door Villa

Up to date price and viewing info at mov8realestate.com/property

éspsc rightmove  Zoopla
find your happy

Property Description

Light, tastefully presented and spacious, two-bedroom, main door villa, with an allocated parking space. Forming part of a converted, period townhouse, located on a quiet street, near the waterfront of Carnoustie, Angus.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a modern fitted kitchen, stylish bathroom generous room sizes, and contemporary lighting. In addition, there is double glazing, gas central heating and good storage provision, including a loft space.

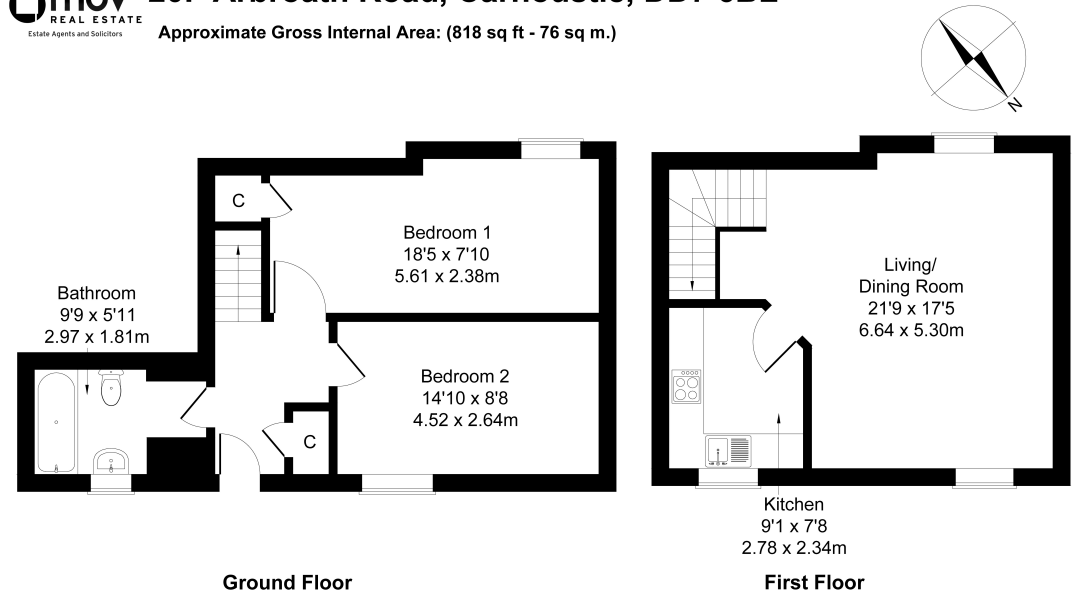
Set 'off street', externally there is a residents' car park, with an allocated space, together with visitor parking spaces.

A bright, spacious entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring. From the hallway, a carpeted staircase leads to an impressive, dual-aspect room, stylishly presented in modern, neutral tones and offering a generous floorplan, with endless versatility for arrangements of both lounge and dining furniture, if desired. Conveniently adjoining, a kitchen is fitted with wood-effect units, stone-effect worktops and splashback tiling. Appliances include an integrated oven, a ceramic hob, a stainless-steel canopy and a fridge/freezer, whilst space and plumbing are available for a freestanding washing machine.

Returning to the lower floor, the home's two bedrooms, one with built-in storage, enjoy the generous proportions and tasteful presentation of the living space. Whilst bedroom one is carpeted, the second bedroom is finished with modern, wood-effect flooring.

Completing the accommodation, a bathroom comprises a contemporary, three-piece suite, a shower-over-bath, a ladder-style radiator and tile splash walls.

omov⁸ REAL ESTATE 20F Arbroath Road, Carnoustie, DD7 6BL
Estate Agents and Solicitors Approximate Gross Internal Area: (818 sq ft - 76 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.





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

