



**Thorntons**  
The right way to move

4 Kinloch Street, Carnoustie  
DD7 7EF





## Summary

Well-presented ground floor apartment. Kinloch Street is situated in a popular residential location, is convenient for recreational amenities. The well-proportioned accommodation comprises lounge with fireplace, kitchen with a range of wall and base units, bathroom with three-piece suite and well-proportioned bedroom with storage facilities. Attributes include gas central heating, double glazing and ample storage facilities. Externally, the property enjoys access to garden ground to both the front and rear, providing valuable outdoor space. On-street parking is readily available in the surrounding area. This property would appeal to a wide range of buyers, including first-time purchasers, downsizers and buy-to-let investors, and early viewing is highly recommended to fully appreciate the accommodation and location on offer.

## Features

- Ground Floor Apartment
- Lounge
- Fitted Kitchen
- Bedroom
- Bathroom
- GCH & D/G
- Secure Entry
- On - Street Parking
- Private Garden grounds

## Room Measurements

Lounge: 17'9 x 10'6

Kitchen: 11'6 x 5'11

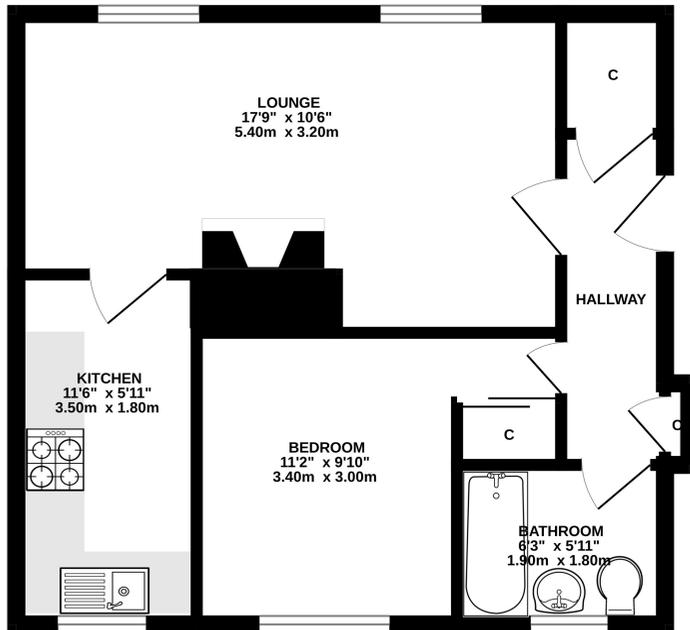
Bedroom: 11'2 x 9'10

Bathroom: 6'3 x 5'11



# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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