



**38 Dundee Street, Camoustie, Angus, DD7 7PF**

Spacious & Elegant, Three Bedroom, Maisonette Flat with Garden & Driveway

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# Property Description

Spacious and elegant, three-bedroom maisonette flat with original features, a private garden and a driveway. Centrally located within the popular coastal town of Carnoustie, in Angus, to the east of Dundee.

Comprises an entrance hall, living room, dining kitchen, two double bedrooms, a single bedroom, family bathroom, WC and utility room.

Features include original plasterwork, panelled doors and woodwork, high ceilings, uPVC double glazing, gas central heating and a fitted kitchen with integrated appliances.

Externally the property benefits from a private rear garden mostly laid to lawn; a brick-built shed with power and lighting; and a driveway to the rear.

Accessed from the rear, the shared ground floor stairway leads up to the first-floor entrance hall which has a storage cupboard and serves each room on the first floor. Set to the front, the light and spacious living room features a generous recessed window, quality wood laminate flooring, ornate plasterwork and a modern electric fire set in a decorative surround.

The stylish dining kitchen is fitted with modern wall and base units with wood effect worktops, a tiled surround and a stainless steel sink. Appliances include an integrated five burner gas hob, two electric ovens, extractor hood, dishwasher and fridge, whilst the utility room includes a small sink, worktops and space for further white goods. Bedroom two is set to the front, including two fitted wardrobes and carpeted flooring, while a modern WC is likewise on the ground floor.

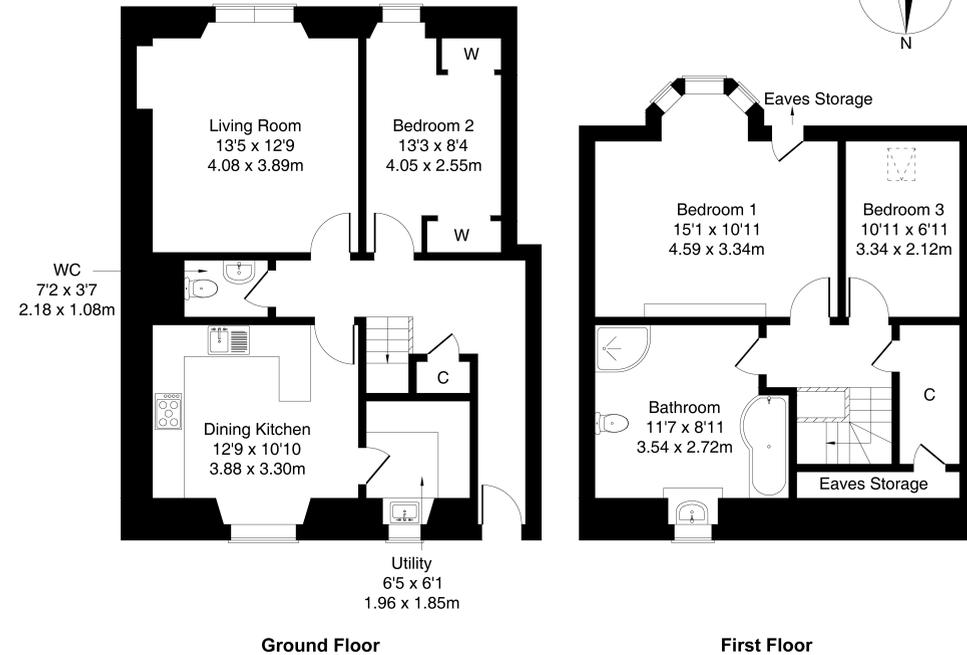
On the second floor, generously sized bedroom one features carpeted flooring, a bay window and a fitted cabin-bed, storage and pull-down bed, whilst bedroom three includes a Velux-style window and carpeted flooring. Completing the accommodation, the family bathroom is fitted with a modern white suite, a separate cubicle with an electric shower and a feature sink.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1170 sq ft - 109 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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