



## 3 Fauldiehill Grange, by Camoustie, Arbroath, Angus, DD11 2PW

Immaculately Presented Three-Bedroom, Detached Bungalow

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# Property Description

Immaculately-presented and spacious three bedroom, modern detached bungalow with private gardens, a driveway, and a detached double garage. The property is located in a quiet semi-rural location, surrounded by scenic countryside and situated with convenient access to the nearby towns of Arbroath and Carnoustie. Comprises: an entrance vestibule, hallway, living room, dining kitchen, three double bedrooms, an en-suite, family bathroom, a WC, and a utility room.

In ready-to-move-in condition with light neutral decor throughout, highlights include high quality Amtico flooring, modern bathroom suites with sensor-activated vanity mirrors, and a fitted kitchen. In addition, there is oil fired central heating, uPVC double glazing, solar panels, TV and phone points, and well-proportioned room sizes. Externally, there is an easily-maintained front garden, a large multi-car driveway, and a detached double garage with power and lighting. An attractive and mature enclosed garden to the rear is laid to lawn, with patio areas, a summer house, and a shed.

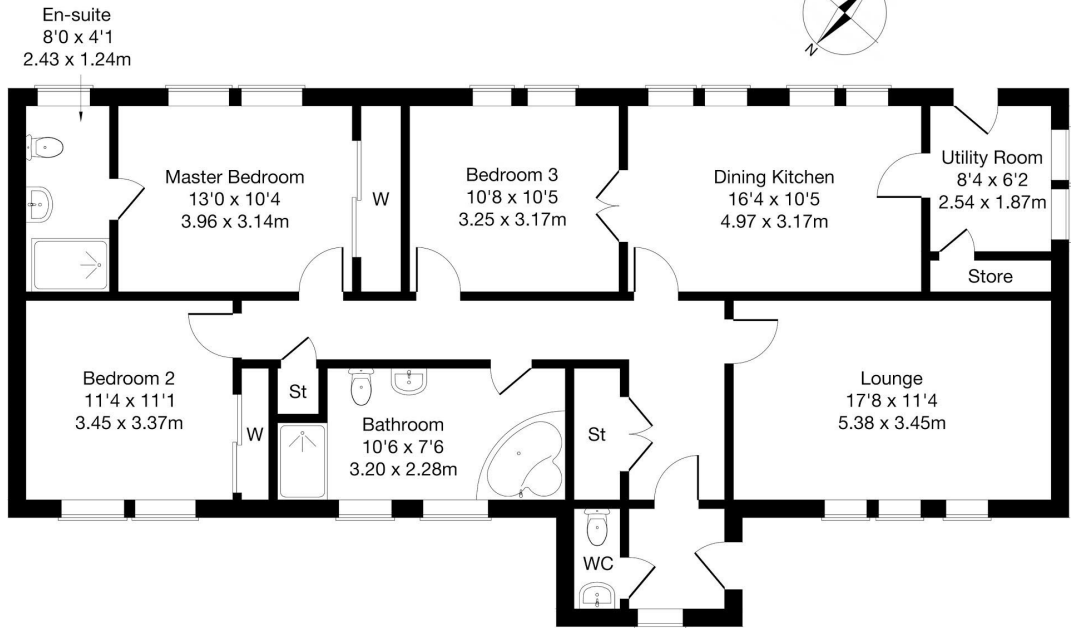
The bright entrance vestibule provides access to the modern WC with a two-piece suite, and opens into the main hallway which offers carpeted flooring, recessed spot lighting, and ample room for outerwear with two store cupboards. With plenty of natural light, the good-sized living room includes covings, three windows, and is set towards the front of the property. Set towards the rear, the exceptionally bright modern kitchen offers space for dining furniture, and is fitted with stone-effect worktops with a matching surround, a sink with drainer, high gloss units, an integrated fridge/freezer, induction hob, double oven, microwave, and a dishwasher. Set off of the kitchen, a utility offers further space for white goods, a store cupboard, and direct access out to the rear garden. To the other side of the kitchen, French doors open into well-proportioned bedroom three offering bright neutral decor with plain covings and a central ceiling light fitting.

The master bedroom overlooks the garden and includes carpeted flooring, a large built-in mirrored wardrobe, and a modern en-suite shower room, while the second double bedroom is similarly well-finished and set to the front. Completing the accommodation, the family bathroom consists of a three-piece suite, including a mixer tap and shower head over the large corner bath, as well as a fitted vanity unit, a sensor-activated mirror, a large shower enclosure, shaver socket, and a ladder radiator.



## 3 Fauldiehill Grange, by Carnoustie, DD11 2PW

Approximate Gross Internal Area: (1292 sq ft - 120 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

3 Fauldiehill Grange is situated in an enviable semi-rural location, just minutes from the coast of the North Sea and roughly midway between the scenic golfing town of Carnoustie 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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