



**Thorntons**   
The right way to move

70 Newton  
Crescent,

Carnoustie, Angus,  
DD7 6JB



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## Summary

Situated in seaside Carnoustie, within commuting distance of central Dundee, this spacious detached house is well presented with modern interiors, including three bedrooms, a living room with sliding doors to the triple-aspect sunroom with garden access, a breakfasting kitchen, a partially floored attic with ladder and light, a bathroom, and a separate WC. Externally, 70 Newton Crescent benefits from access to lovely wraparound gardens with outdoor seating, private parking, including a roller-doored garage with power and lighting, and a paved driveway, as well as easy access to local amenities such as parks, schools, shops, and the beach. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Detached house on a corner plot
- Coastal cul-de-sac setting in Carnoustie
- Entrance hall with storage and WC
- West-facing living/dining room with fireplace
- Sunny triple-aspect sunroom
- Breakfasting kitchen with rear access
- Two double bedrooms with wardrobes
- Versatile third bedroom
- Four-piece bathroom
- Private wraparound gardens
- Private garage and driveway parking
- Gas central heating and double glazing



“A spacious detached house in Carnoustie, with three bedrooms, two reception rooms, a bathroom and a guest WC.”







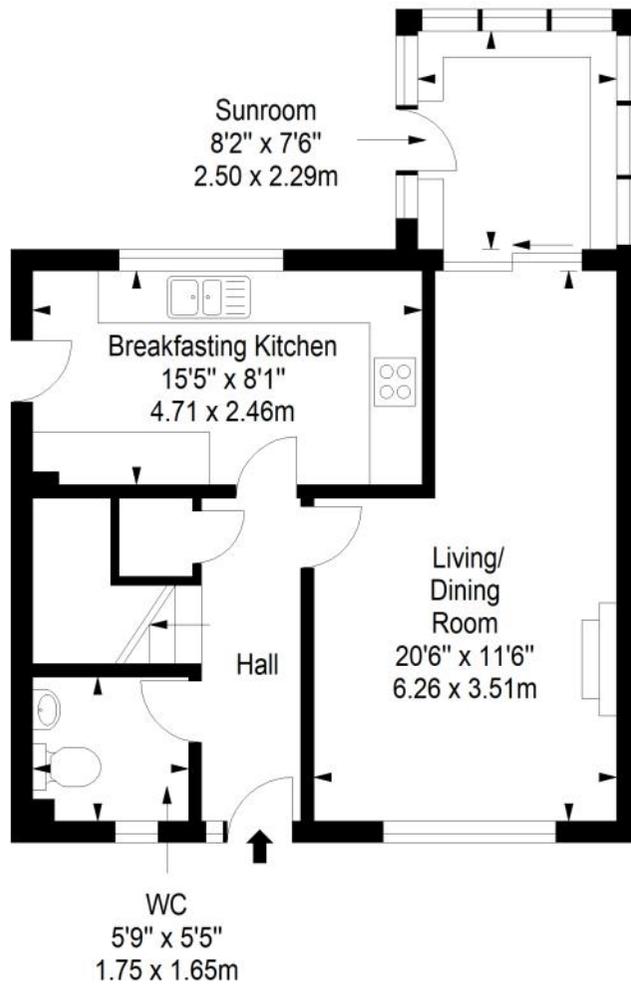
“The family home lies within easy walking distance of open countryside, the beach, town centre shopping, and local schools.”



# Floorplan

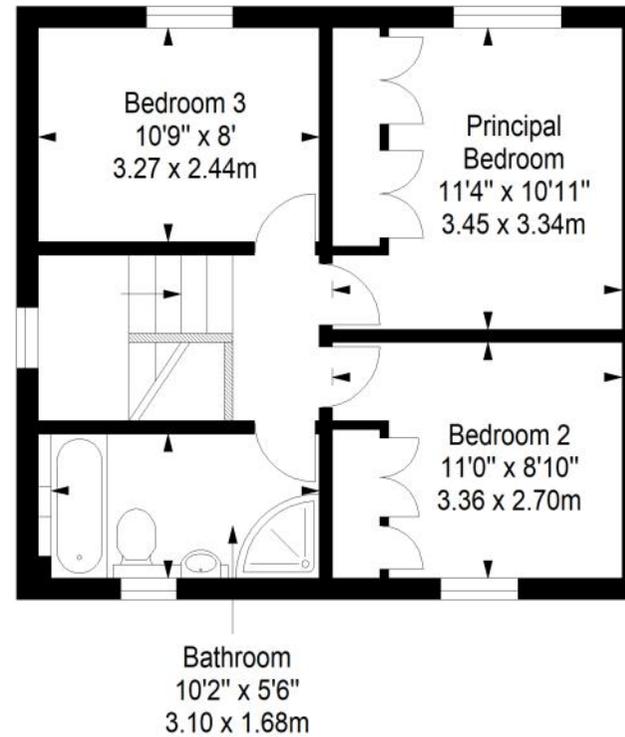
## Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 sq. feet)



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