



16 Thompson Avenue, Camoustie, Angus, DD7 7LP

Well-Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Well-presented, two-bedroom, mid-terrace house, with a private garden and a driveway. Set in a quiet cul-de-sac, in an established residential area of the popular seaside town of Carnoustie, Angus.

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

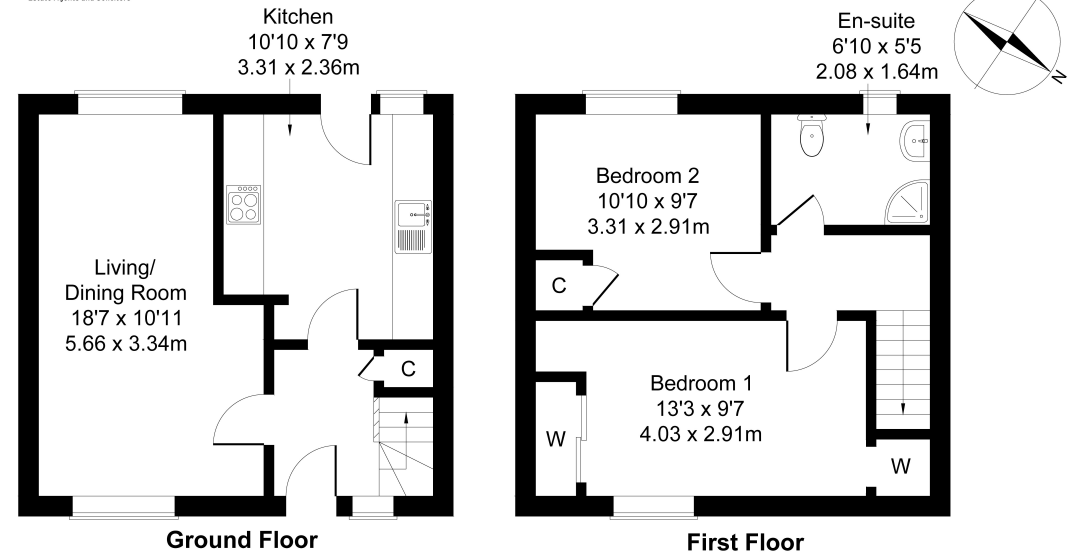
Highlights include a modern fitted kitchen and bathroom, NEST gas central heating, and double glazing. In addition, there are multiple TV points, and good storage provision including bedroom stores and a loft space.

Externally, the property benefits from a good-sized rear garden with low-maintenance landscaping, a summer house with power, and a hot tub with a pergola. To the front, there is a flexible mono-blocked double driveway, with further unrestricted on-street parking.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, and features a convenient understairs cupboard. A spacious living room offers space for a dining area, whilst enjoying plentiful natural light with a dual-aspect. With herringbone-style flooring continuing from the hall, the kitchen is fitted with wall and base units, a sink with drainer, a tiled surround and an integrated oven and electric hob; and affords access to the southerly-west facing rear garden.

On the upper floor, bedroom one is set to the front, offering a generous room size, carpeted flooring, a built-in wardrobe with mirror sliding doors and a deep built-in press; whilst bedroom two is set to the rear, finished with light neutral decor, carpeted flooring and a built-in wardrobe. Completing the accommodation, the shower room is fitted with a modern suite including a mains mixer shower, panel splash walls and a ladder-style radiator.

mov⁸ REAL ESTATE **16 Thompson Avenue, Carnoustie, DD7 7LP**
Estate Agents and Solicitors **Approximate Gross Internal Area: (710 sq ft - 66 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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