




McEwan Fraser Legal

Solicitors & Estate Agents

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72 Caesar Avenue

CARNOUSTIE, ANGUS, DD7 6DS



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Situated on Scotland's East Coast approximately 10 miles north of Dundee, the township of Carnoustie is well known for its sandy beach frontage and a favourite destination for leisure pursuits, the shallow bay suitable for canoeing, sailing and yachting. Renowned originally as a holiday resort, the town has many lively businesses stretching along its main street including coffee shops and hostelrys, the original style buildings creating an olde worlde charm.

Famous for its golf association the town is proud of its landmark Championship course, famously hosting the "Open Championship" won by Scotland's own Paul Lawrie in 1999. Drawing many visitors and golfers to the area, the town caters for this with several hotels, guesthouses and bed and breakfast establishments and a superb addition to the area is the Carnoustie Hotel and Golf Resort, which sits on the frontage. The town has a bustling leisure centre, three primary schools and Carnoustie High School.

The area allows easy commuting both North and South including Dundee, only a short drive away and the neighbouring Angus towns. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.





The Interior

72 CAESAR AVENUE

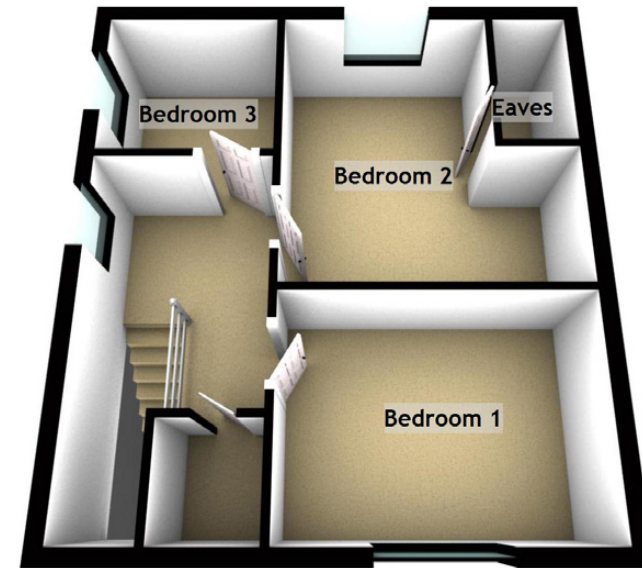
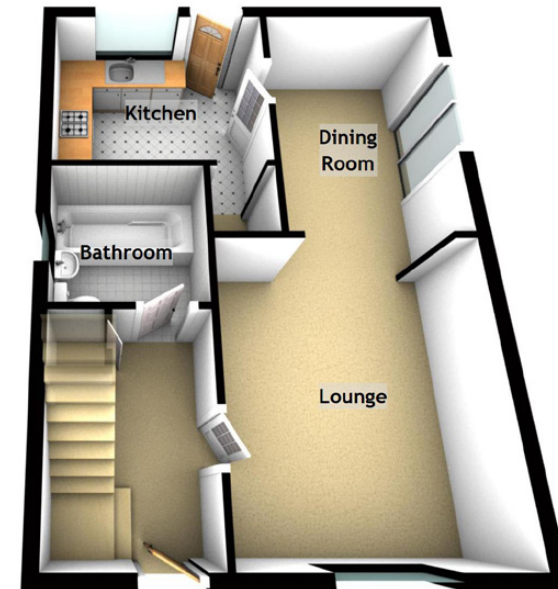
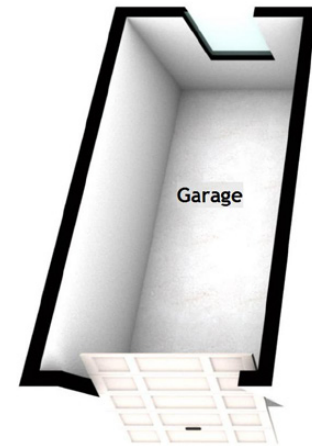
Part Exchange available! We're delighted to offer onto the open market this quietly located semi-detached family home situated in a quiet cul-de-sac location. Positioned in a very generous plot with ample space to extend if required. From the front you enter the entrance hall with staircase to first floor, built in cupboards and under stairs storage. The living room is located on the right and enjoys a front aspect through double glazed windows. There is an archway leading to a dining area with a rear aspect and access to the kitchen. The kitchen is fitted with a modern range of eye and base level units with sink unit and mixer tap. Built in appliances include oven with four ring hob above and

extractor fan above. Space and plumbing for washing machine and further cupboard which currently houses an upright fridge/freezer. You can access the rear garden from here. Completing the downstairs accommodation is a white three piece bathroom suite with power shower over bath. Upstairs you have three bedrooms, two of which are doubles.

Outside you have a driveway leading to the detached garage with metal up and over door. The garden is all open plan and is extremely generous in size with ample space to enjoy with the children. The garden is enclosed by conifer hedging for additional screening.



Bedrooms & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.50m (8'2")
Dining Room	3.60m (11'10") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	2.10m (6'11") x 1.90m (6'3")
Bathroom	2.10m (6'11") x 2.00m (6'7")
Garage	5.50m (18'1") x 2.70m (8'10")

Gross internal floor area (m²) - TBCm2

EPC Rating - TBC

Extras
(Included in the sale)

Floor coverings and fitted appliances are included within the sale.

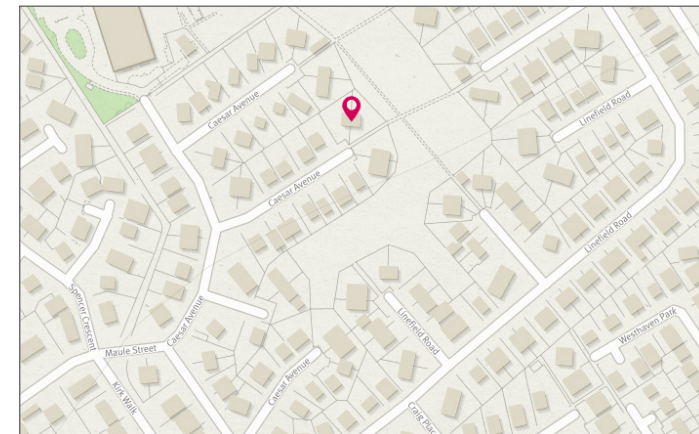


Image credit: <https://www Ordnance Survey.co.uk/emap/>



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Part
Exchange
Available



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