




McEwan Fraser Legal
Solicitors & Estate Agents
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35 Holyrood Street
CARNOUSTIE, ANGUS, DD7 6HL



35 HOLYROOD STREET

Situated on Scotland's East Coast, approximately ten miles north of Dundee, the township of Carnoustie is well known for its sandy beach frontage and is 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 hostelries, the original style buildings creating an olde world 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, guest houses 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 where Dundee, Forfar, Arbroath, Brechin and Montrose are only as short drive away. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.

McEwan Fraser Legal are delighted to offer onto the market this first floor flat in a popular location. The property consists of a bright, large lounge, which could be used as a living and dining area. The brand new fitted kitchen is both modern and stylish with fully fitted units and worktops throughout and contemporary flooring fitted. The large window in the kitchen allows the room to be flooded with light. The main bedroom faces the front of the property allowing plenty of space for a double/king bed and furniture. The second and third bedroom are both generously sized double bedrooms. A brand-new stylish bathroom has also been fitted in this property, with a white three-piece bathroom suite, contemporary flooring, overhead shower and newly fitted storage units given this bathroom a fresh new look.

The property also features plenty of storage space which includes built-in cupboards in one of the bedrooms. The property also benefits from double glazing and gas central heating.

Externally there is a private garden area to the rear of the property and on-street parking. We highly recommend early viewing to appreciate the accommodation and location of the property.



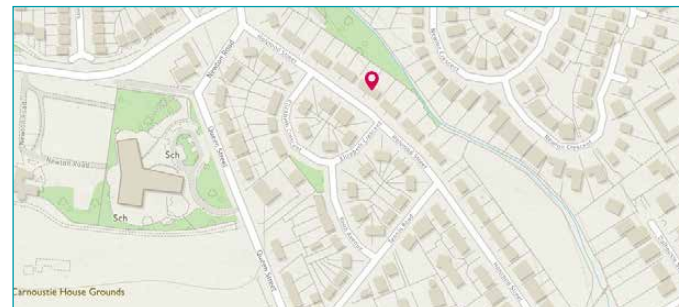
Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 78m²

EPC Rating: D

Extras (Included in the sale): Floor coverings and light fittings.



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Part
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