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**20C ARBROATH ROAD, CARNOUSTIE, DD7 6BL**  
**OFFERS OVER £150,000**

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HOME REPORT VALUATION     £150,000

EPC RATING     C



This well presented two bedroom ground floor flat forms part of a detached stone built two storey former Guest House which has been divided into six residential properties. The subjects are in a fantastic condition ideal for those looking to move in immediately. The property is conveniently located for easy access to the town centre offering many amenities including grocery stores, restaurants and commuting links. In addition, Carnoustie is a popular coastal town which is well known for its beach and Championship Golf Course.

The property opens to the entrance vestibule with a secure entry phone system and a Georgian door opening to the hallway which leads along to the open plan kitchen and lounge. This area is excellently sized for a comfortable living area. The modern kitchen is fitted with wood effect wall and base units with a contrasting black worktop which does extend as a breakfast bar. There is an integrated electric oven and hob, stainless steel sink and fridge freezer. There is a door which opens to the rear of the property with a path leading round to the garden area. The lounge benefits from a large bay window providing ample natural light and looking over the private grounds.

The two double bedrooms are of similar size and are both fitted with wardrobes with mirror sliding doors. The bathroom is fitted with a three piece white suite with an electric shower over the bath. The room is finished with tiled flooring, partially tiled walls and a heated towel rail.

Externally there is a stone chip garden area on the West of the property, along with two parking spaces to the rear.

Early viewing is highly recommended to fully appreciate the potential of this property which is ideal for first time buyers or those looking for a buy to let invest



Illustration For Identification Purposes Only.  
Not To Scale (ID1205583 / Ref:90636)



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