



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

34 Ravensby Road, Carnoustie, DD7 7NQ

Offers Over
£125,000



"Carnoustie Is A Lovely Place To Live. The Beach Is On Your Doorstep As Are Cafes, Restaurants, Bars and Shops. The Neighbourhood Is Very Friendly"

Accommodation: Entrance Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Gas Central Heating & Double Glazing, Gardens.



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Description

Excellent opportunity to purchase this Mid Terraced Two Storey Former Local Authority Villa. Set within a quiet residential area of similarly styled properties. The property is situated on the West side of Carnoustie. The area is well served and is close to amenities and services and within walking distance of primary school and nursery. Whilst the town centre offers further amenities including a railway station and mainline bus service.

The property offers many attractive features comprising of:- Hall with carpeted staircase to upper floor, Lounge providing comfortable living space with ample space for dining table. The modern fitted kitchen has a range fitted wall and base mounted units. Breakfast bar with stools. Integrated appliances also include electric oven, washing machine and tumble dryer. There is also space for a fridge freezer.

On the upper level there is a storage cupboard within the hall, two spacious double bedrooms and bathroom fitted with three piece suite with wash hand basin, WC and an electric shower over the bath with glazed shower screen. The attic can be accessed from a hatch in the southmost bedroom.

The property benefits from gas central heating throughout and double glazing.

This property would suite a variety of buyers we therefore recommend early viewing to avoid disappointment.

Outside

To the front it is laid in paving slabs and grass with a small garden area. To the rear it is also laid in paving slabs and chips and is enclosed by fencing. There is a 12 ft by 10 ft shed which is included in the sale.

Area

Carnoustie is served with various amenities and services including shops, cafes, restaurants and pubs as well as the internationally acclaimed Championship Golf Course.



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Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07834 175158. .

Home Report

Contact Solicitor for a Copy of the Home Report.

Included In Sale

Carpets, floor coverings, light fittings and window fitments. All integrated appliances (**no warranties are given**). 12 ft by 10 ft garden shed.

Accommodation

Lounge	19'4" x 11'1"
Kitchen	13'7" x 8'5"
Bedroom 1	13'1" x 9'2"
Bedroom 2	13'1" x 10'5"
Bathroom	6'5" x 5'8"



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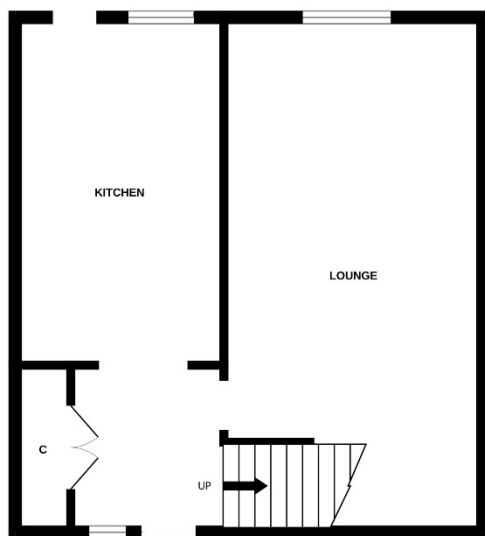
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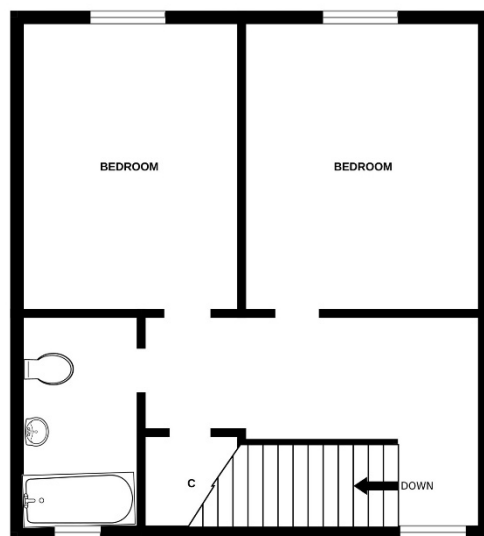
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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