MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

6B Gibson Street, Carnoustie, DD7 7JX

FIXED
£83,000

"Spacious First Floor Flat In A Quiet Location"

Accommodation: Reception Hall, Lounge, Kitchen, Double Bedrooms, Bathroom, Gas Central Heating, Double Glazing & Mutual Garden Ground to the Rear, Security Entry.

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Description

Excellent opportunity to purchase this First Floor Flat set in a well maintained block of six flats the block has been well maintained by the residents. Conveniently located for amenities including shops, schools at both primary and secondary levels and bus services.

Accommodation comprises – Reception Hall, spacious lounge, good sized double bedroom, modern fitted kitchen fitted with a range of wall and base mounted units, gas hob, electric oven which needs to be lit with an external flame and space for fridge freezer and washing machine. There is a three piece bathroom suite including WC, wash hand basin and bath with electric shower fitted over bath.

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

There is a cupboard that provides access to the attic which provides additional storage.

Outside

There is an open plan court yard style garden with a shared drying arear to the rear.

Area

Carnoustie is situated on Scotland's East Coast, approximately 10 miles north of Dundee and is famous for its gold association drawing many visitors and golfers to the area. The town caters for many attractions. There are three primary schools, a high school and allows commuting both North and South by road and railway.

Included In Sale Area

All carpets and floor coverings, window fitments, light fitments and shelving unit in the bathroom.

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Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07931 234149.

Home Report

Contact Solicitor for a Copy of the Home Report.

Accommodation

Lounge	13'6" x 10'7"
Kitchen	9'1" x 7'5"
Bedroom 1	12'11" x 9'11"
Bathroom	4'11" x 7'9"

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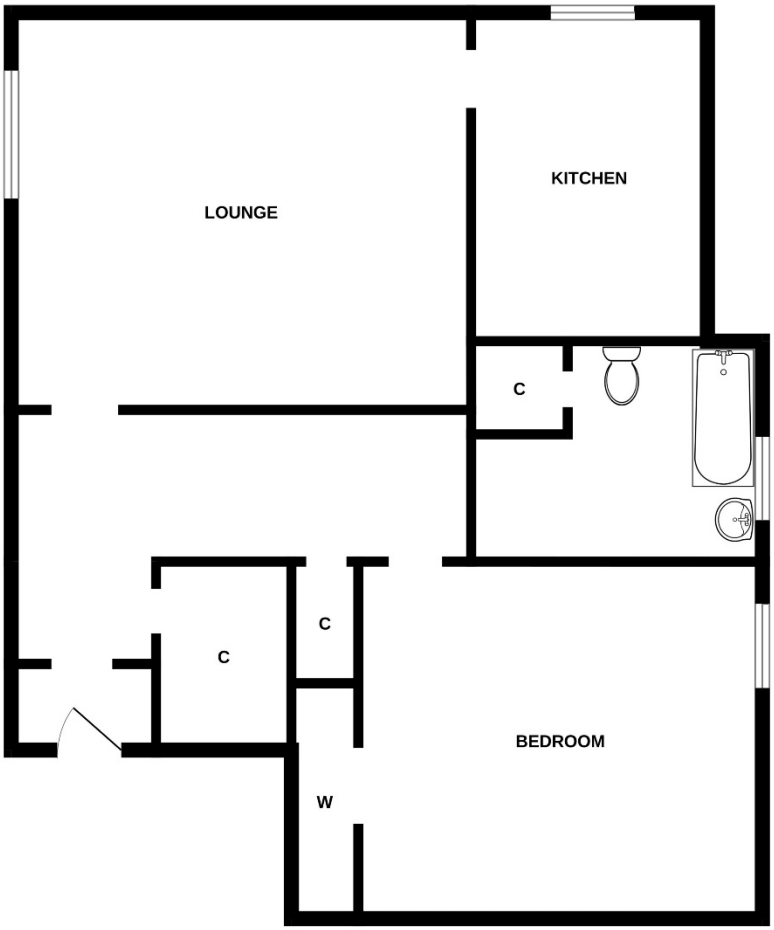

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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