



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
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69 Macdonald Smith Drive, Carnoustie, DD7 7NR

Mid-Terraced Villa

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Mid-Terraced Villa

69 Macdonald Smith Drive, Carnoustie, DD7 7NR

Situated within a highly popular residential area of Carnoustie, we are delighted to offer for sale this immaculately presented 2 bedroomed family home. This ready to move in property offers spacious, bright accommodation over two levels. Accommodation in full comprises of: an entrance hallway with large storage cupboard, bright lounge, kitchen with breakfast bar and utility area with external door leading out to the rear garden. Carpeted staircase leads to a galleried top landing giving access to 2 double bedrooms, 2 storage cupboards and a luxury, modern shower room.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and schools. This property is finished off to an extremely high standard therefore will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from ample built-in storage, gas central heating, double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

A bright and welcoming entrance vestibule accessed through a partially glazed security door, laminate flooring leading into the hallway with carpeted staircase and storage cupboard. Stairs leads to upper landing allowing access to 2 double bedrooms, shower room, 2 large storage cupboards and loft hatch.

Lounge:

4.1m x 4m:

This spacious and bright family living space provides a comfortable atmosphere in which to relax with large window overlooking the front garden, laminate flooring, radiator.

Kitchen:

4m x 2.4m:

The kitchen is flooded with natural light from its large window and external door that overlook the rear garden. Ample storage space is provided by a good range of wood effect wall and base units with complimentary worktop and tiled splash back. Space for cooker with over head extractor, stainless steel sink with pillar tap, space for dishwasher. Breakfast bar area provides dining option. Vinyl flooring, radiator.

Utility:

1.9m x 1.35m:

Utility area gives access to rear garden and provides space for a tall fridge/freezer and washing machine.

Upper Floor:

Bedroom 1:

3.6m x 3.1m:

A generously sized double bedroom with window overlooking the rear garden and built-in double wardrobe, carpeted, radiator

Bedroom 2:

4m x 2.9m:

A well-proportioned bright and airy room with built in wardrobe, double glazed window overlooks the front of the property, carpeted, radiator.

Shower room:

2.1m x 1.7m:

The modern, luxury shower room comprises of a large walk in shower with mains operative shower within, w.c and wash-hand basin within a white vanity unit with tiled splashback providing excellent additional storage, wet walled within the shower, radiator, tiled flooring.

Garden:

Low maintenance garden areas to the front and back of the home. The front of the property is laid with a large monobloc driveway. The rear garden is laid with slabs with borders of chips providing an excellent low maintenance space in which to dine and relax in the summer months. Shed included within the sale.









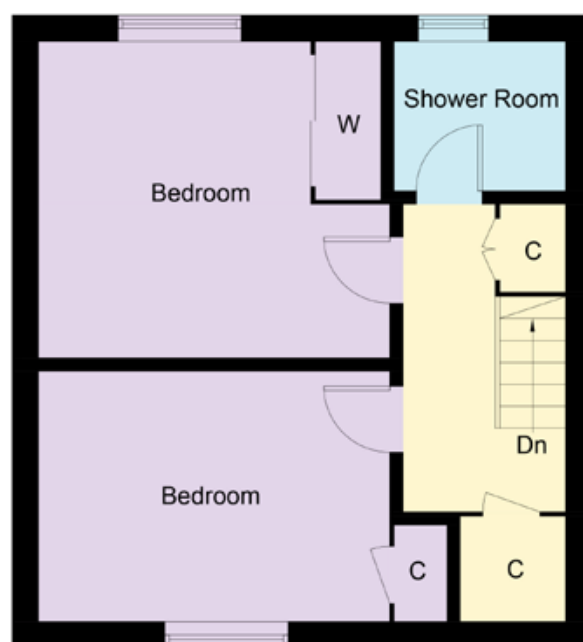
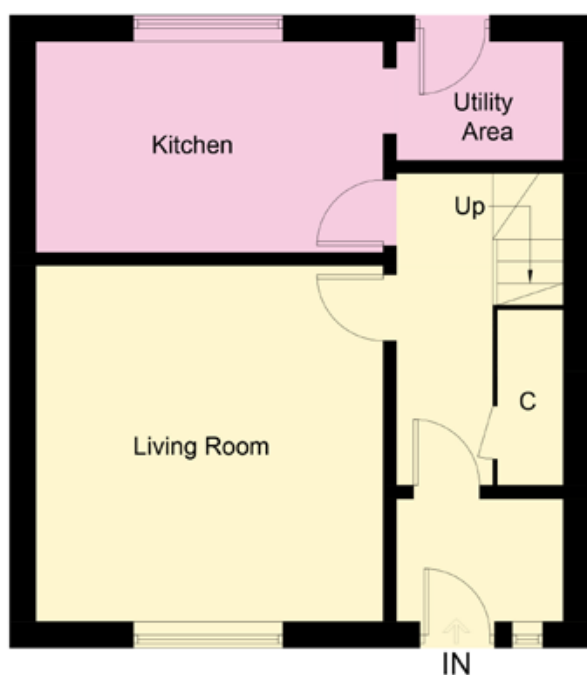
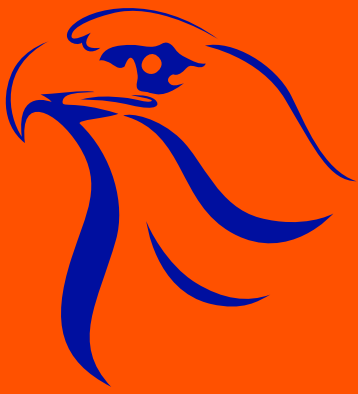


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID912099)

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Directions:

Driving east along the main Dundee – Carnoustie coastal road (Barry Rd, A930) heading into Carnoustie, at the first roundabout take the third exit onto Macdonald Smith Drive. Follow the road round and Number 69 is located on the left hand side and one of our bright for sale boards is positioned in the front garden to assist with your locating.

Home Report:

Please visit our own website at www.legaleagles.tv then select this property then select the “Home Report” button and the Home Report will display within 5 seconds.

Council Tax Band:

B (Angus Council 30th October 2022).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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