



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

43 Bruce Drive, Carnoustie, DD7 7DF

Offers Over £210,000

3 Bedroomed Semi-Detached Bungalow

DD5 ESTATE
AGENTS

3 Bedroomed Semi-Detached Bungalow

43 Bruce Drive, Carnoustie, DD7 7DF

Nestled in a peaceful and popular part of Carnoustie, this beautifully presented 3 bedroom bungalow offers the perfect blend of style, comfort, and functionality. Ideal for those seeking a relaxed lifestyle in a friendly community, the property combines spacious interiors with thoughtfully designed living areas.

Flooded with natural light, the property boasts a bright and welcoming atmosphere throughout. Upon entering, you are greeted by a spacious entrance hallway, from here, you'll find a generous lounge featuring a large window overlooking the front garden and a feature fireplace creating a relaxing focal point. A generously sized modern dining kitchen provides plenty of space for hosting, dining and cooking and opens to the rear vestibule into the low maintenance garden, offering the perfect spot for both relaxation and entertaining while enjoying the tranquillity of your outdoor space. The home is completed by three generously sized bedrooms and a family bathroom.

Set within a secluded yet well-connected area, the property is just moments from local amenities, shops, schooling, and excellent transport links.

Entrance Hall:

The bright and welcoming entrance hall gives access to all rooms as well as excellent built in storage.

Lounge:

A spacious and well-proportioned room, the room enjoys the feeling of space and is flooded with natural light from its large window overlooking the front of the home. Feature fire surround creates a comforting focal point to the room.

Kitchen

A bright, modern space for dining and entertaining. Windows provide an open outlook across the secluded garden with external door from the adjoining rear vestibule connecting the outdoor space, making it an ideal spot for entertaining and relaxing in the warmer months. Ample storage space within the kitchen is provided by a good range of floor standing and wall storage units with complimentary worktops and modern splashback as well as space for a dining table and chairs.

Bathroom:

A generously sized, fully tiled family bathroom that consists of a corner bath as well as shower cubicle with main operative shower within, W.C and wash hand basin are set within a vanity unit providing excellent additional storage.

Bedroom 1:

A very spacious bright and airy double bedroom with window overlooking the secluded front garden of the home, this room also benefits from built in wardrobes.

Bedroom 2:

Another bright and spacious bedroom, with large window that overlooks the rear garden, offering plenty of natural light.

Bedroom 3:

Another generous sized double bedroom overlooking the secluded rear garden. Bedroom 3 also benefits from a fitted wardrobe.

Garden Areas:

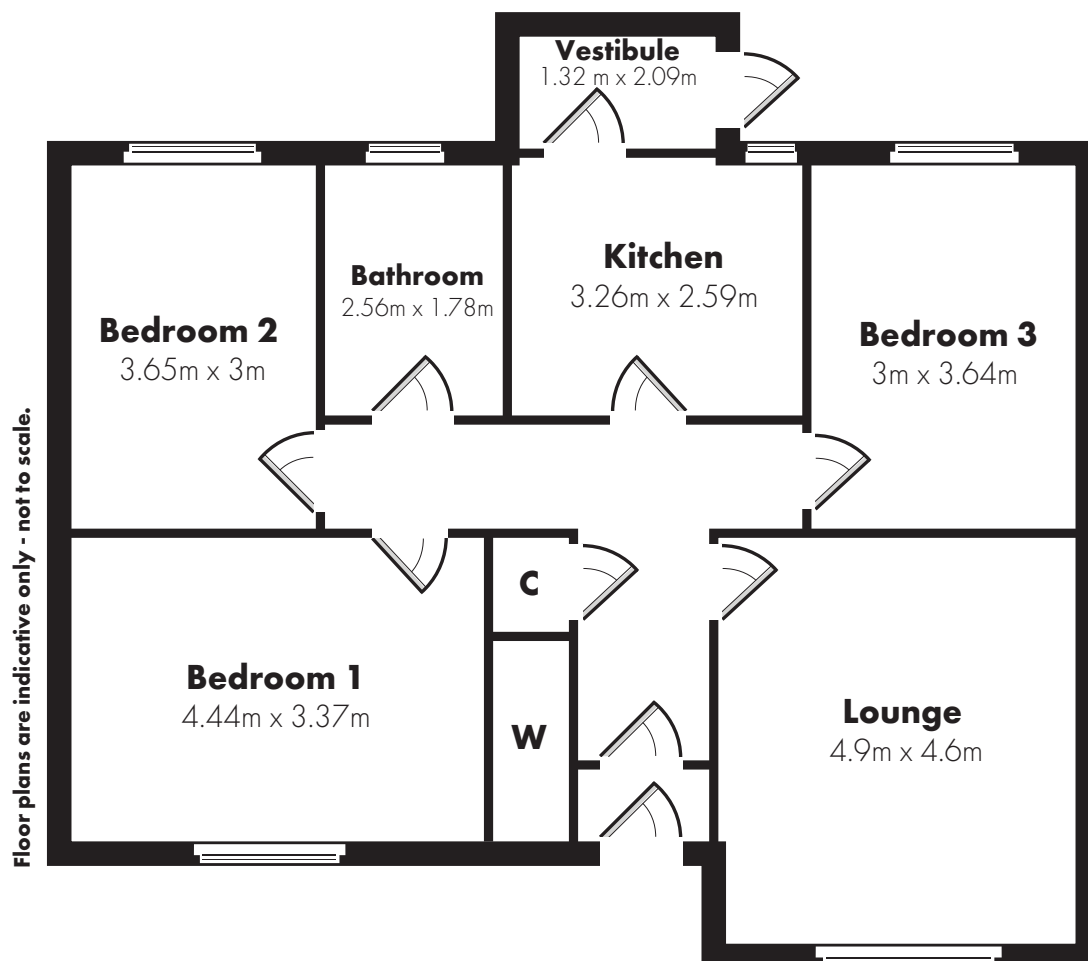
Attractive, low maintenance garden areas to the front and back of the property. To the front of the property is a large driveway that leads to the side of the home where you will also find a detached garage. The garden areas to the front and rear of the home are both easily maintained; laid mainly with stone chips and slabbed pathway keeping it a low maintenance space with borders of mature shrubs and trees out with the boundary that provide a tranquil and private backdrop to the home.

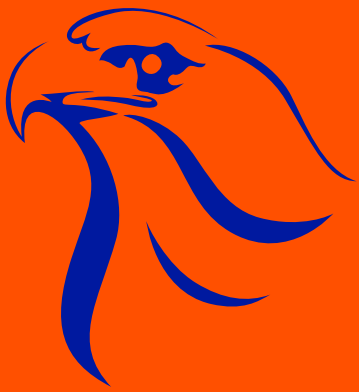












Alan E Masterton

SOLICITORS & ESTATE AGENT

Council Tax Band:

D (Angus Council Oct 25).

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)

12-14 Maule Street,
Monifieth, Angus
DD5 4JN

t. 01382 539 313
f. 0845 643 1609
e. viewingstobook@legaleagles.tv
w. legaleagles.tv
www.tspc.co.uk

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

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.

www.legaleagles.tv

"WHEN RESULTS MATTER"

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH