



**36 HIGH STREET, CARNOUSTIE, DD7 6AH**

**FIRST FLOOR FLAT**



### Key Features

- Spacious first floor flat.
- Within an excellent central location
- Mutual Drying Green
- Gas Central Heating and Double Glazing.



OFFERS OVER  
**£90,000**

# Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a most desirable central location close to all amenities and services including local shops, restaurants and bars as well as the railway station. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside is access to a mutual drying area and store. Viewing is essential to appreciate this property which would make an ideal first time buy, Airbnb or buy-to-let investment.

## ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

Approx. 9'9 x 15'. Enter through substantial front entrance door into a spacious reception hallway with original cornicing, a fan light and radiator.

## LOUNGE:

Approx. 12'9 x 18'4. A bright spacious lounge with two front facing windows, with a feature stone fireplace and hearth incorporating an electric fire, a shelved alcove, deep skirtings, and a radiator.

## INNER HALLWAY:

Side facing window, a utility cupboard housing the gas central heating boiler and plumbed space for an automatic washing machine.

## KITCHEN:

Approx. 8' x 16'. A spacious dining kitchen with a side facing window. Fitted to base and wall units with coordinating work surfaces incorporating a coloured sink with mixer tap. There is an electric oven, with extractor hood above, space for under counter appliance and space for a fridge freezer. A large shelved larder cupboard with light. A radiator.



**BEDROOM 1:**

Approx. 10'10 x 13'8. A spacious front facing bedroom with ample room for furnishings, deep skirtings and a radiator.

**BEDROOM 2:**

Approx. 10'3 x 10'3. A rear facing bedroom with a feature fireplace with tiled inlay and wooden surround, a shelved alcove, cornicing and a radiator.

**BATHROOM:**

Approx. 6' x 8'. There is a 3 piece white suite with an over the bath shower. There is tiling to dado heights, a rear facing window, bathroom fittings and a radiator.



# Property Professionals

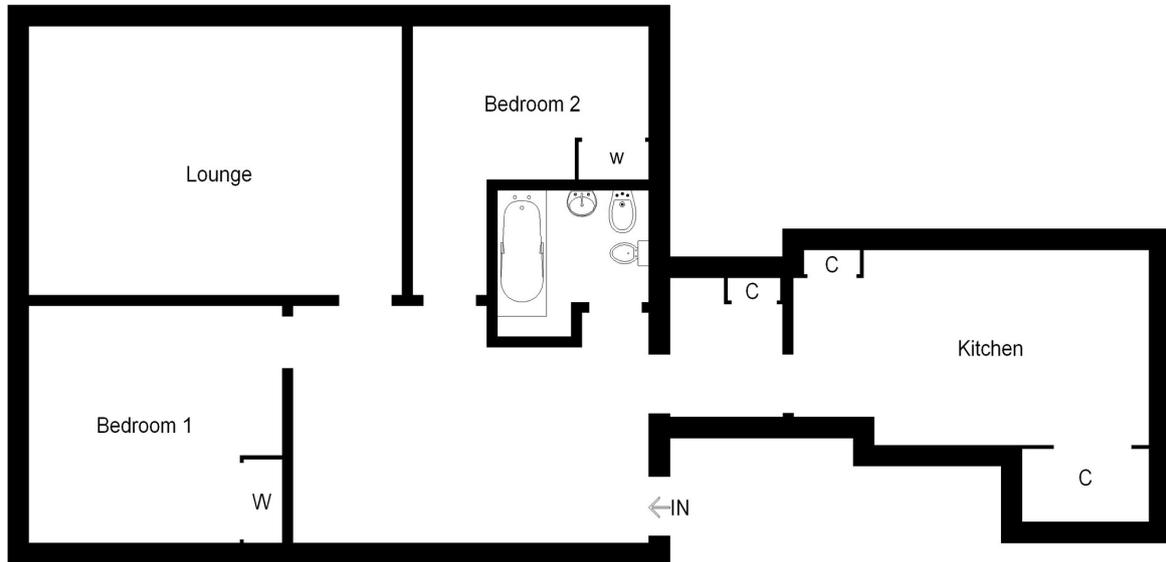
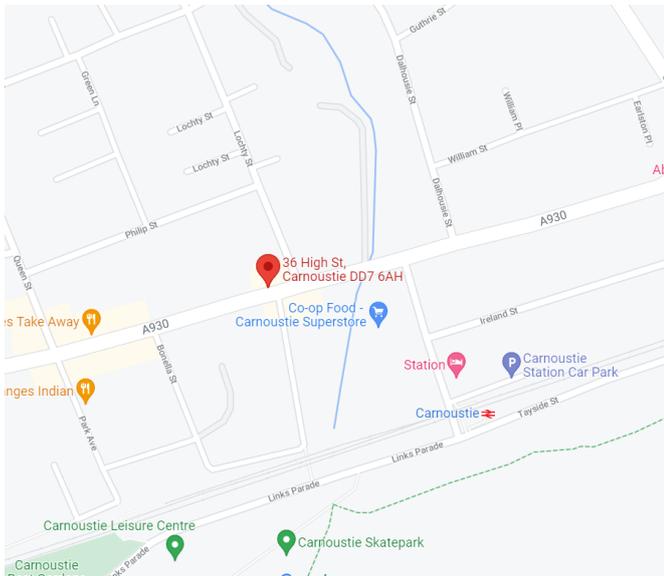


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