



**48 DALHOUSIE COURT, LINKS PARADE
CARNOUSTIE DD7 7JD**

**FIRST FLOOR
APARTMENT**



Key Features

- Ideally located in a sought after residential complex of similar flatted Apartments
- On the front-line sea front area of Carnoustie, minutes from the famous Golf Links
- Decorated in modern neutral colours, Electric Central Heating and Double Glazing
- Security Entry System, Lift access, designated Parking space, Private Storage locker



OFFERS OVER
£160,000

Property Description

This most impressive and well presented, two bedroom FIRST FLOOR APARTMENT is ideally situated within the highly sought after Dalhousie Court development of similar flatted Apartments, and is located right on the front-line of Links Parade in Carnoustie, just minutes' walk from the seashore and of course the famous Golf Links of Carnoustie. The property has been well maintained and enjoys the benefit of electric storage heating, double glazing and offers ample storage. Internal fittings and finishings are modern and stylish, complimented by neutral decor throughout. The spacious Lounge has a feature corner balcony which offers up tremendous open views over towards the Carnoustie seafront and over towards the internationally famous Golf Links. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY WITH BUILT-IN STORAGE CUPBOARDS, BATHROOM, 2 BEDROOMS, OPEN PLAN LOUNGE & KITCHEN.

ENTRANCE HALLWAY:

Lift access to the landing area, with entrance door into the Apartment. The Hallway has a large, built-in double wardrobe style storage cupboard offering ample storage and the boiler system is located in here. There is also a very large, walk-in storage cupboard and a further Utility cupboard with plumbing and space for an automatic washing machine and space for a tumble dryer. Access from the Hallway into the Bathroom, Bedrooms and Lounge. Radiator.

BATHROOM: Approx. 7'3 x 6'1. Comprising three piece white bathroom suite, with a shower over the bath and fitted glass shower screen. White wall tiling at the bath area. Display shelving and inlaid wall mirror. Inset ceiling downlights. Radiator.

BEDROOM 1: Approx. 11'4 x 8'10. Spacious main Bedroom with a side-facing window. Built-in double wardrobe offering ample storage. Neutral decor. Radiator.

BEDROOM 2:

Approx. 11'5 x 8'9. Another good sized bedroom, with a side-facing window. Built-in double wardrobe offering ample storage. Neutral decor. Radiator.



OPEN PLAN LOUNGE (with CORNER BALCONY) & KITCHEN:

Approx. 18'4 x 14'2. A very spacious and well proportioned Lounge, with feature corner ceiling to floor windows and patio doors which open out onto the corner balcony with glass balustrade which offers up tremendous views over towards the Carnoustie shoreline and Golf Links. Feature "port hole" window overlooking the front of the property. Ample space for furnishings in the lounge.

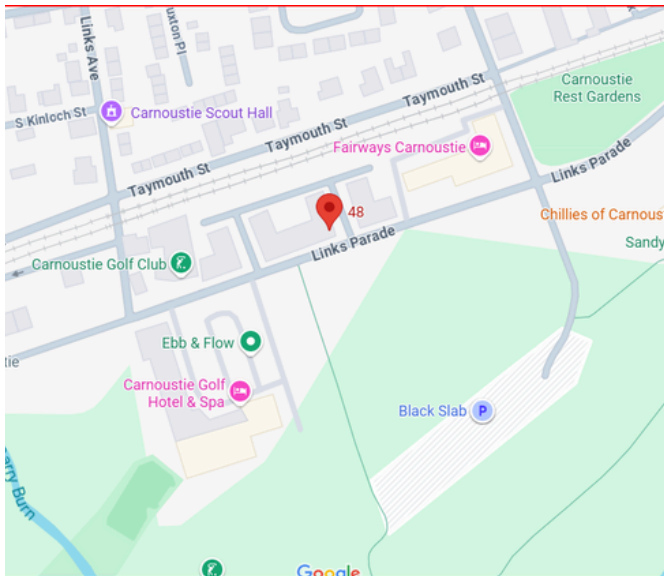
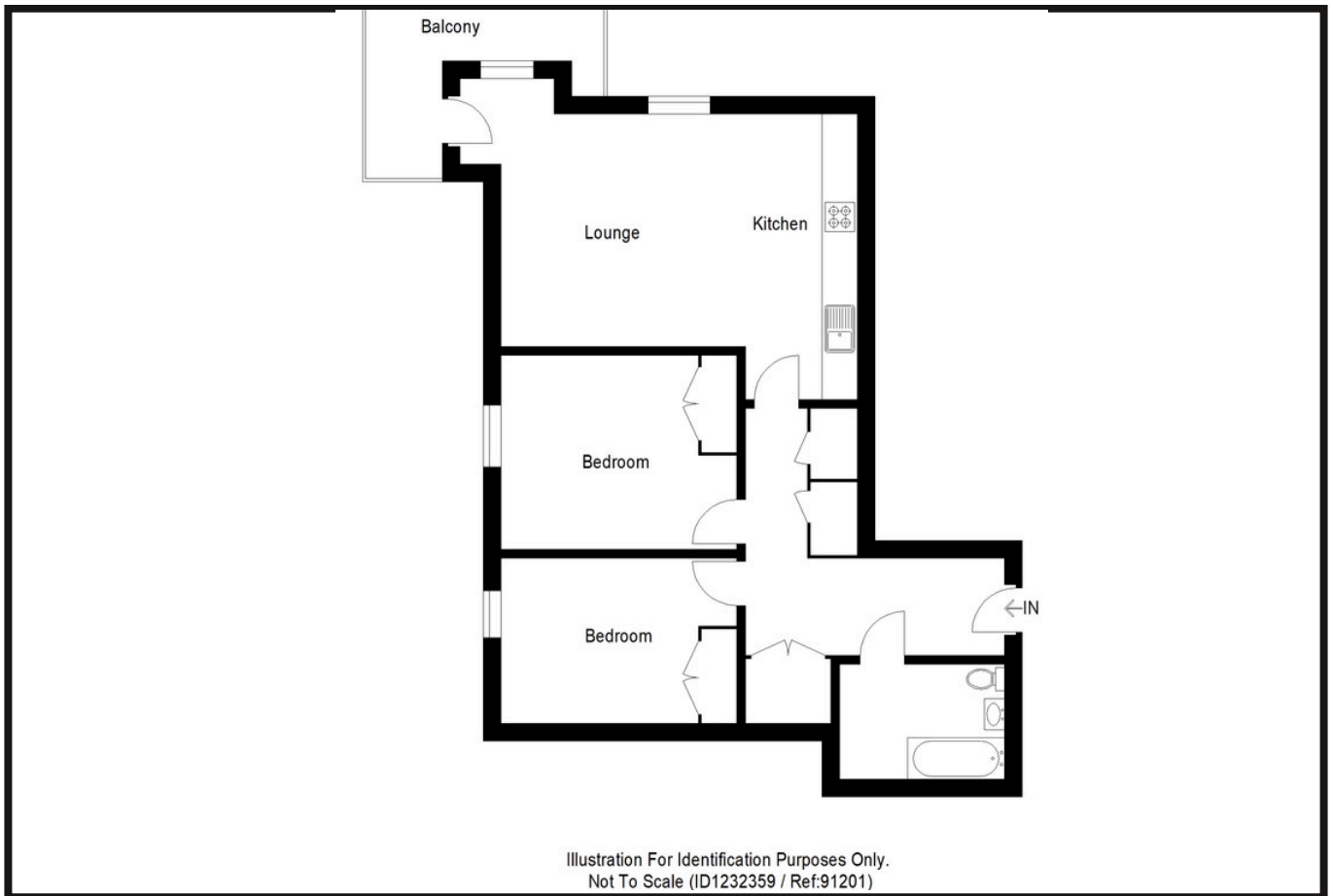
The Kitchen area is fitted with modern base and wall mounted units in a white high gloss finish, complimented by a dark walnut wood effect worktop surfaces incorporating a stainless steel sink and drainer. **Built-in Electric Hob with extractor hood, and Oven below the Hob. Integrated Dishwasher and under-counter Fridge and Freezer.**

OUTSIDE:

Located to the rear of the building is a designated private car parking space and there is additional guest car parking spaces. Secure storage locker, ideal for golf clubs or bicycle storage. Communal garden areas all neatly laid out. A Factoring charge applies.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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