

113 Kinloch Street, Carnoustie, DD7 7HE



## Offers Over £ 70,000 - Home Report Available

A self-contained First Floor Flat within a two story terraced tenement building. This freshly decorated, walk-in condition, one-bedroom property would make an ideal first time buy or rental opportunity. The Flat is situated in the town of Carnoustie. As well as a favourite seaside holiday destination, Carnoustie offers a wealth of local amenities, including primary and secondary schools, bowling greens, parks, varied shops, bars, hotels and restaurants. Carnoustie is probably most famous for its Championship Golf Course, boasting three golf courses, with many more within a short distance of the town.

Accommodation comprises:- Living Room, Kitchen, Bedroom, Shower Room.

Gas Central Heating, Double Glazing, Energy Performance Rating:- C



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
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# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE

Hardwood door into hall. Access from hall to all rooms, carpeted flooring, freshly decorated hall, radiator.



## KITCHEN (2.40m x 2.80m)

Modern fitted kitchen with integrated double oven, gas hob and extractor, window to the front, vinyl flooring



## LIVING ROOM (3.90m x 4.70m)

Large, bright living room freshly decorated with double windows to the front. Laminate flooring, radiator.



## BEDROOM (3.05m x 2.83m)

Double bedroom with window to the rear, carpeted flooring and radiator.



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## SHOWER ROOM (2.80m x 1.45m)

Modern walk-in shower unit, wc, sink with vanity base, window to rear, radiator and vinyl flooring.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**ENTRY:** By negotiation

**VIEWING:** By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG Tel 01307 463593



**Whilst these particulars are believed to be correct they are not warranted and do not form part of any Contract. Measurements and plans given are approximate and are for information only.**

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