



GILSONGRAY
LAW • PROPERTY • FINANCE

11 LOCHEND ROAD
Carnoustie, Angus, DD7 7PZ



This semi-detached house in Carnoustie offers a living room, a kitchen, two double bedrooms, and a bathroom, all enhanced by contemporary interiors and neutral décor throughout. The home is accompanied by front and rear gardens, benefits from access to unrestricted on-street parking, and lies close to the town's excellent amenities and the coast. It is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

Extras: Integrated kitchen appliances comprising a double oven, a hob, and an extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached house in Carnoustie
- Close to the town's amenities
- Well-presented, modern interiors
- Entrance hallway
- Generous, dual-aspect living room
- Kitchen with garden access
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Private front and rear gardens
- Unrestricted on-street parking



"THIS TWO-BEDROOM SEMI-DETACHED HOUSE LIES CLOSE TO AMENITIES AND THE BEACH."



EPC RATING: **C**

COUNCIL TAX BAND: **B**

VIEWINGS

By appointment with Gilson Gray on 01382 201 000

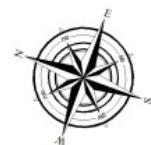
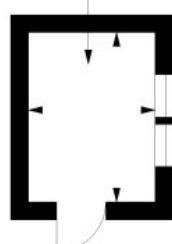


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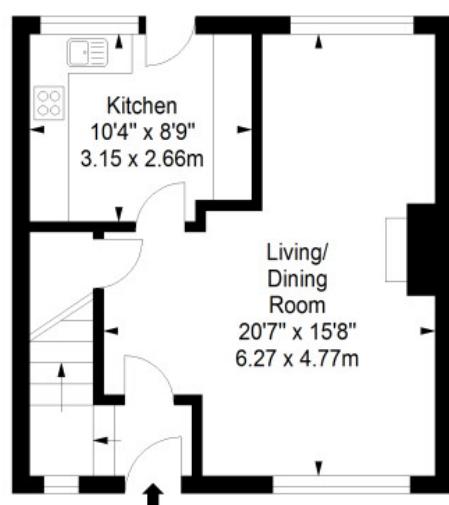
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Shed
Approx. 4.3 sq. metres (46.3 sq. feet)

Shed
7'10" x 5'11"
2.40 x 1.80m



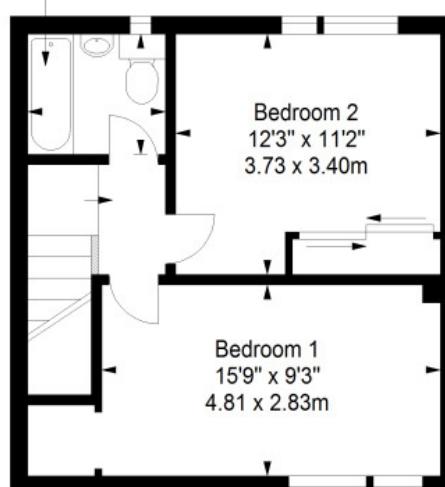
Ground Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 sq. feet)

First Floor
Approx. 35.9 sq. metres (386.4 sq. feet)

Bathroom
6'6" x 5'7"
1.97 x 1.69m



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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