



GILSON GRAY

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

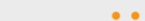
By appointment with Gilson Gray on 01382 201 000



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

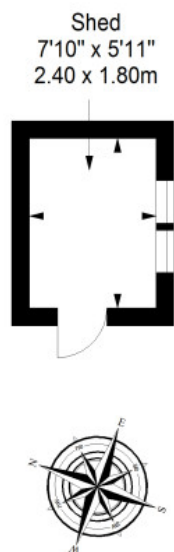
2 West Marketgait
DD1 1QN
01382 201 000



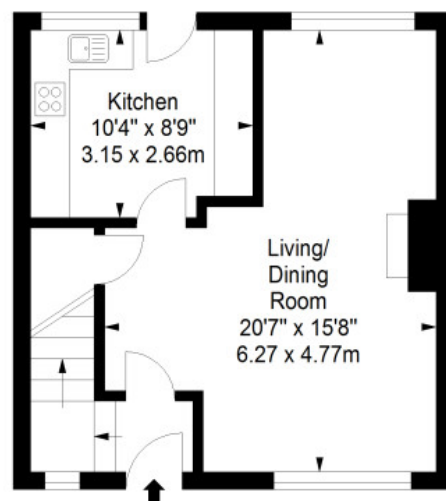
BORDERS

01890 880 008

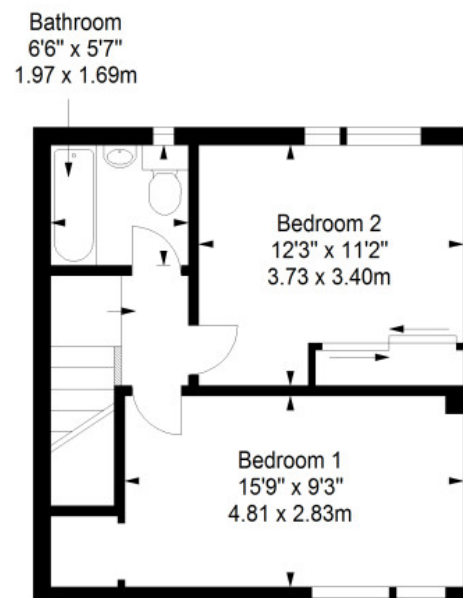
Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



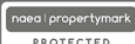
Ground Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



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



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



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.