Solicitors | Notaries | Estate Agents
PROPERTY SERVICES

15 Albert Square
Dundee DD1 1DJ

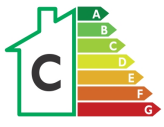
T: 01382 203000
F: 01382 203011

11 Earlston Place, Carnoustie DD7 6PA

OFFERS OVER £125,000

Telephone 07590410184 or Contact Solicitors for an appointment to view

- UPPER APARTMENT
- DINING KITCHEN
- BATHROOM
- PRIVATE PARKING
- IDEAL RENTAL INVESTMENT
- LOUNGE
- 2 DOUBLE BEDROOMS
- DG & GCH
- COMMUNAL GARDENS
- HR VALUATION - £130,000



This well presented upper apartment affords comfortable, bright accommodation on one main level. The property forms part of a small residential development of similar properties, within easy reach of local amenities including shops, restaurants, railway station and bus routes. Carnoustie golf course is a few minutes away.

The subjects are in move in condition and are accessed via a secure entry phone system leading to communal hallway and stairs. The accommodation comprises entrance vestibule, hallway, impressive lounge with bay window. Dining kitchen, two bedrooms and bathroom. The lounge is well proportioned and is in bright decorative order and has bay window to the front with views over the surrounding courtyard. The kitchen is well equipped with fitted wall and floor storage units with integral hob, oven and extractor. All white goods to be included in the sale. There are two double bedrooms with the master bedroom benefiting from a large fitted wardrobe. The bathroom has a three piece contemporary white suite with fitted units and with mixer shower. The bathroom is tiled throughout. Gas fired central heating is installed, backed up by double glazing.

Externally there is a communal area of garden ground and designated private parking space along with visitor parking facilities.

This is a particularly desireable home and early viewing is highly recommended.

ACCOMMODATION

LOUNGE - 15'9" x 16'6" (4.8m x 4.1m)

KITCHEN - 9'5" x 9'1" (2.8m x 2.7m)

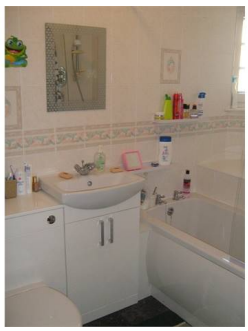
BEDROOM 1 - 13'8" x 8'10" (4.1m x 2.6m)

BEDROOM 2 - 9'5" x 9'5" (2.8m x 2.8m)

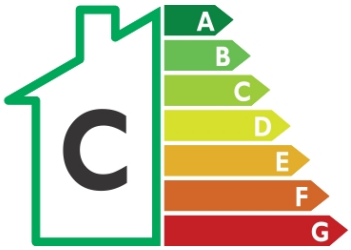
BATHROOM - 7'3" X 5'7" (2.2m x 1.7m)

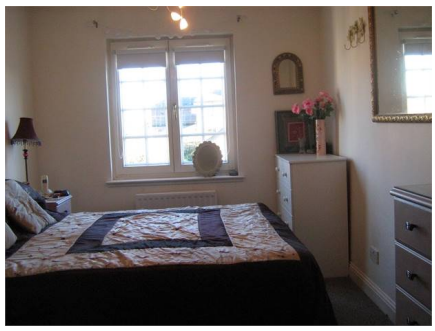
ADDITIONAL INFORMATION

All white goods will be included in the sale.



Property Misdescriptions Act 1991 - The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order to fit the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property is based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.





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