



**ROSIE FRASER**

Real Estate



## 50 Taymouth Terrace

, Carnoustie, DD7 7JW

Offers over £275,000



Rosie Fraser Real Estate are delighted to present this charming four-bedroom detached house, located in the sought after area of Taymouth Terrace, Carnoustie.



This well-maintained property offers a perfect blend of comfort and convenience, making it an ideal choice for a variety of buyers. Whether you're a young family looking for space to grow, a couple seeking a peaceful retreat, or a commuter looking for easy access to local amenities and transport links, this cottage offers something for everyone. Early viewing is highly recommended to avoid disappointment.

**The Accommodation Comprises**

**Lounge:** A warm, inviting space, creating the perfect setting for cosy evenings. It's the heart of the home, ideal for relaxing or entertaining family and friends.

**Kitchen:** A modern, chic space, featuring an integrated oven, hob, and extractor fan. With generous worktop space and plenty of cupboards for storage, it's a functional and user-friendly kitchen that will appeal to budding chefs and home cooks alike.

**Utility:** A built-in worktop and space for a washing machine and tumble dryer, it's also highly practical for day-to-day living.

There is a W/C located off the kitchen, with toilet and sink, for easy access.

**Conservatory/Sun Room:** This versatile space can be used in many ways, from a dining area to additional sitting room - the large windows ensure the room is flooded with light.

**Family Bathroom:** This stylish, mainly tiled bathroom offers a three-piece suite with a shower over the bath, WC, wash hand basin, and heated towel rail – the perfect place to unwind after a busy day.

**Master Bedroom:** A generous double room with a double fitted wardrobe and additional press cupboard for extra storage. Ideal for a peaceful night's sleep. It is home to an en suite with walk-in shower, sink, toilet and heated rail.

**Bedroom Two and Three:** Are further spacious double rooms with built in storage.

**Bedroom Four:** The final double bedroom, a good size with ample space for additional furniture, offering versatility for different needs – whether as a guest room, home office, or creative space.

**Additional Features:**

**Gas Central Heating & Double Glazing:** For year-round comfort. Additionally, there is a hot water tank supply.

**External Garden:** A wraparound garden with a large, low-maintenance lawn & decking area, perfect for kids and pets to run around and play.

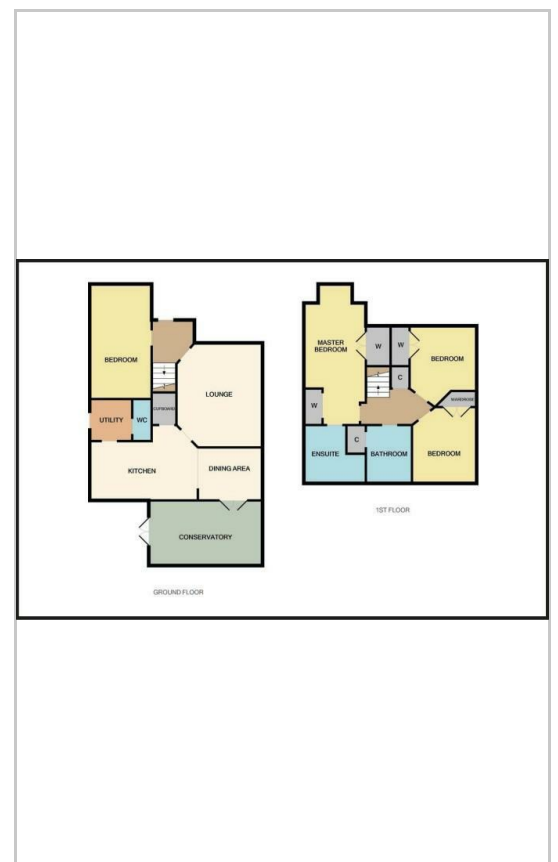
There is a low maintenance front garden, along with a double driveway.

The property is nestled in a quiet residential area of Carnoustie, offering a peaceful environment while still being within easy reach of essential local amenities such as shops, a post office, and a school.

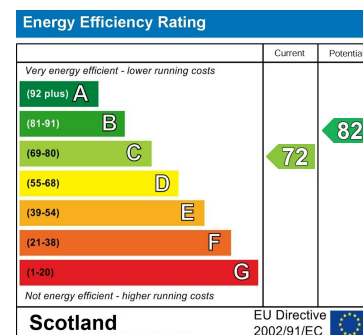
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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