

# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Burnside Gardens, Carnoustie, DD7 7DJ

Offers Over £125,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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5 Burnside Gardens, Carnoustie, DD7 7DJ

Many thanks for your interest with 5 Burnside Gardens, Carnoustie, DD7 7DJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

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Home to the a world famous golf course, Carnoustie is a popular seaside town located on the east coast of Scotland in the County of Angus.

There are good transport links with a train station, regular buses and easy access to the A92 for the commuter. Local amenities include a range of shops, bars, restaurants , take-aways, leisure facilities and 4 Golf Courses. There are both primary and secondary schooling.

Larger cities are located close by with Dundee being a 13 mile drive, St. Andrews is 25 miles away, Aberdeen is 60 miles.



# Property Summary

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Next Home are delighted to bring to the market this well presented 2 bedroom end-terraced villa situated in the popular seaside town of Carnoustie.

The property would be ideal for a first time buyer with recently decorated accommodation set over 2 levels comprising: Entrance hall with under stairs cupboard, spacious lounge with room for a variety of free-standing furniture and patio doors leading to the garden, kitchen, 2 double bedrooms with built wardrobes and a bathroom.

There is a private easy to maintain garden to the side of the property.

Off-street parking provided in a private car park.

Electric heating and double glazing throughout.



# Key property features

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- ✓ Ideal for first time buyer
- ✓ Close to all local amenities
- ✓ Ideal for a buy to let
- ✓ Chain free
- ✓ Freshly decorated throughout
- ✓ Good storage
- ✓ Rare to the market
- ✓ Off-street parking in private car park
- ✓ Quiet location
- ✓ Popular residential area











# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



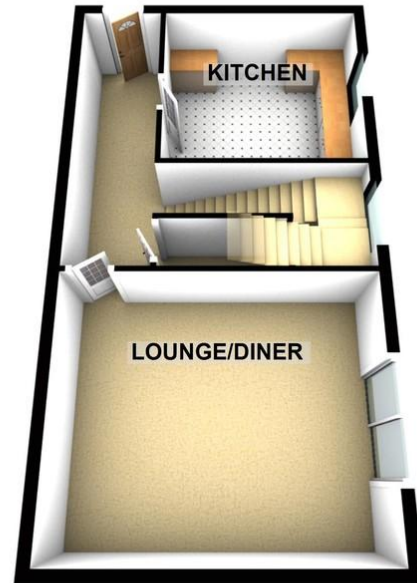
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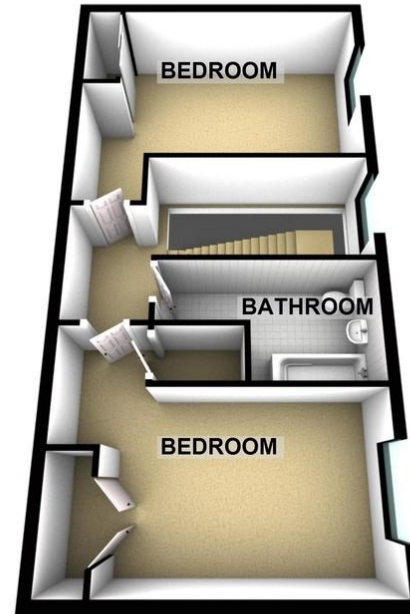
# Floorplans

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GROUND FLOOR



FIRST FLOOR



# Property Room sizes

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## **HALL**

*15' 2" x 2' 7" (4.62m x 0.79m)*

## **LOUNGE/DINER**

*15' 4" x 11' 3" (4.67m x 3.43m)*

## **KITCHEN**

*8' 4" x 7' 9" (2.54m x 2.36m)*

## **BEDROOM**

*12' 3" x 11' 4" (3.73m x 3.45m)*

## **BEDROOM**

*11' 4" x 11' 6" (3.45m x 3.51m)*

## **BATHROOM**

*8' 2" x 6' 9" (2.49m x 2.06m)*



# NEXTHOME

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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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