

# Buy your next home with Next Home

Leading Estate Agency

1 North Brown Street, Carnoustie, DD7 7PX

Offers Over £165,000

 **NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home



1 North Brown Street, Carnoustie, DD7 7PX

Many thanks for your interest with 1 North Brown Street, Carnoustie, DD7 7PX.

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 reknown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

---

Set on the beautiful Angus coastline, Carnoustie is a thriving seaside town best known for its world-famous Championship Golf Links, host to The Open.

The town offers an excellent range of local amenities including independent shops, cafés, restaurants, and well-regarded schools, alongside a welcoming community atmosphere.

The stunning beach and coastal paths provide opportunities for walking and outdoor recreation, while nearby countryside adds to the area's appeal. With its own railway station, regular bus services, and easy access to Dundee and Arbroath, Carnoustie combines relaxed coastal living with excellent commuter links, making it a highly desirable place to live.





Get to know about our newly listed properties 1st by  
signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

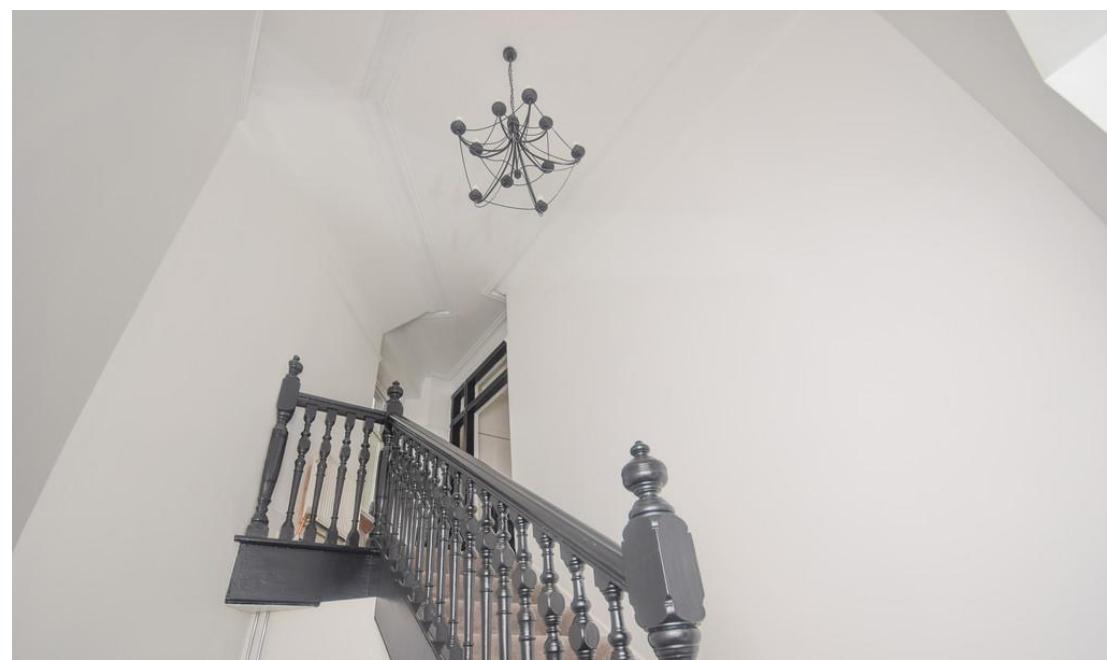
We are delighted to bring to the market this attractive two-bedroom self-contained apartment. It offers bright and spacious accommodation full of character. With its own private entrance, garden, and off-street parking, it provides a superb combination of period charm and modern practicality — ideal for a range of buyers.

The property is entered from the ground floor, with stairs leading to the main accommodation on the first floor. The spacious lounge features an elegant bay window that fills the room with natural light, highlighting the property's original period features and generous ceiling height.

To the rear, the large kitchen and dining room provides an excellent social space with plenty of room for cooking, dining, and entertaining. The home also includes two well-proportioned double bedrooms and a modern bathroom, all tastefully presented.

Externally, the property benefits from a private garden, providing a pleasant outdoor area for seating or planting, as well as off-street parking for added convenience.

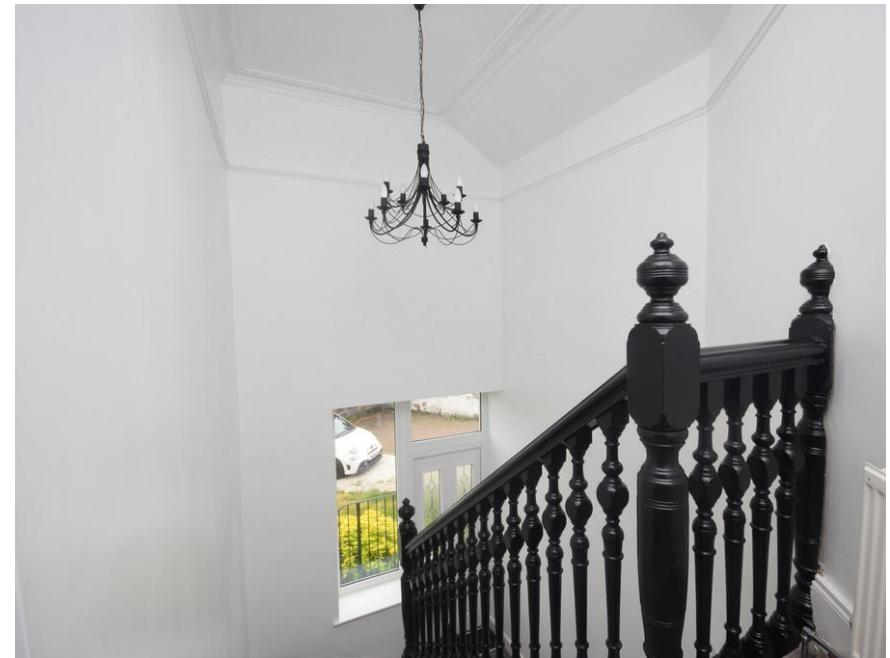
Gas central heating and double glazing throughout.



# Key property features

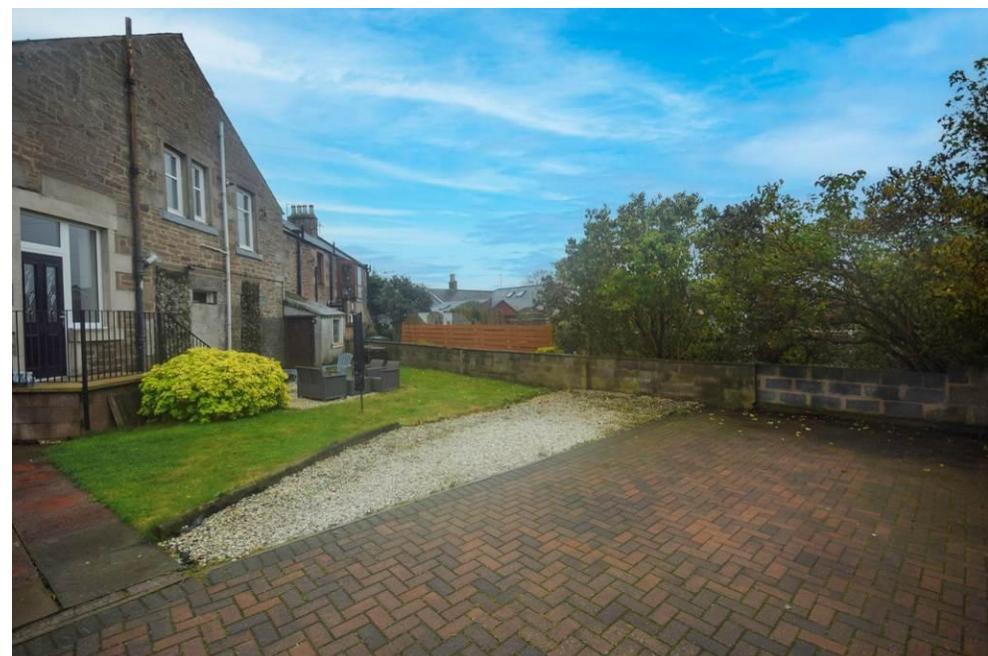
---

- ✓ Ideal for first time buyers
- ✓ Popular Residential area
- ✓ Close to local amenities
- ✓ Gated off-street parking
- ✓ Private garden
- ✓ Self-contained apartment
- ✓ Spacious rooms throughout
- ✓ Period features
- ✓ Attractive bay window in lounge
- ✓ Gas central heating













# Have a property to sell?

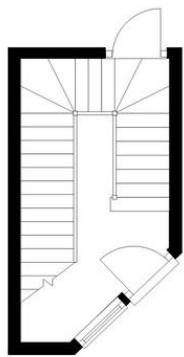
An expert from our local branch will provide you with the most accurate valuation.



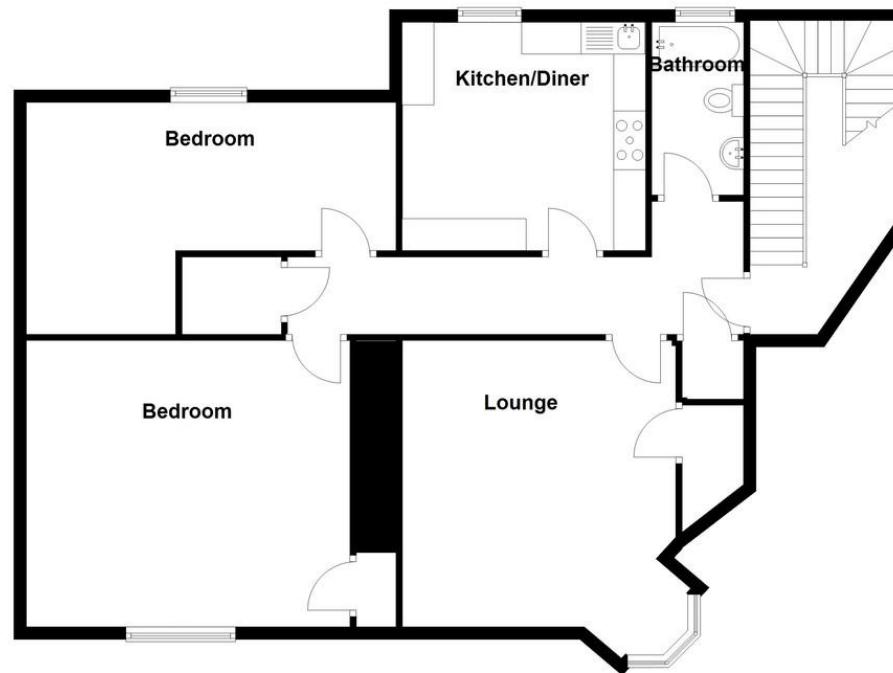
# Floorplans

---

Ground Floor



First Floor



# Property Room sizes

---

## ENTRANCE STAIRWELL

## HALL

15' 1" x 4' (4.6m x 1.22m)

## LOUNGE

15' 1" x 12' 6" (4.6m x 3.81m)

## KITCHEN/DINER

14' 1" x 12' 10" (4.29m x 3.91m)

## BEDROOM

13' 9" x 12' 6" (4.19m x 3.81m)

## BEDROOM

13' 9" x 11' 2" (4.19m x 3.4m)

## BATHROOM

9' 10" x 4' 11" (3m x 1.5m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be  
members of the Property  
Ombudsman Scheme