



**RSB/lindsays**

**'Linkview', 9 Links Parade  
Carnoustie DD7 7JF**

*"A rare opportunity to purchase a semi-detached villa with 4 bedrooms directly opposite the 1st tee & 18th green on the championship golf course in Carnoustie."*

- Vestibule & Halls
- Lounge
- Family Room
- Kitchen/Dining
- Utility & Cloakroom
- 4 Double Bedrooms
- Shower Room & Family Bathroom
- Double Glazing & Gas Central Heating
- Private Gardens
- Off-Street Parking

EPC Rating D

**OFFERS OVER £329,000  
HR VALUATION £350,000**

[www.carnoustiegolfpropertyforsale.com](http://www.carnoustiegolfpropertyforsale.com)





## Description

RSB Lindsays are delighted to market this well-presented, semi-detached villa located in a unique position offering superb views over the 1st tee and 18th green of Carnoustie Championship Golf Course.

This home has adaptable accommodation over two levels which comprises on the ground floor of an entrance vestibule, spacious lounge with Bay window giving views over golf course, period cornice, gas fire in fireplace and French doors to the large family room with sliding door to the decked patio, spacious fitted kitchen with gas hob, electric double oven and microwave, integrated dishwasher, fridge and freezer, ample room in the dining area, utility room, cloakroom and double bedroom with free standing wardrobe. On the upper level are three further double bedrooms, one with a free standing double wardrobe, two with fitted wardrobes and fantastic views, large shower room with jet shower in cubicle and completing the specification is the luxury spacious, fully tiled, family bathroom with walk-in mains shower, large bath, 'his and hers' basins and partial under floor heating.

The floor coverings, light fittings, curtains, blinds where fitted, kitchen appliances mentioned, washing machine, tumble dryer, wardrobes above along with the shed and summerhouse in the garden are included in the sale price.

Externally the extensive rear garden is laid to lawn with decked areas, ideal for entertaining, shed and summerhouse with chipped driveway providing off-street parking for numerous vehicles. To the front the landscaped garden has lawns, mature shrubs with paved and chipped patios. Views over the Golf Course.

This semi-villa offers extremely spacious and versatile accommodation tastefully mixing period features with modern family living and early viewing is highly recommended.

## Area

Enviably positioned directly overlooking the 1st tee and 18th green. The property is a 10 minute walk to the train station where a main rail line connects to the cities of Aberdeen, Dundee, Edinburgh and overnight sleeper services to London on the East Coast main line. Carnoustie is approximately 13 miles from Dundee. Local amenities include primary schools, high school, shops, public houses and regular public transport. Recreational facilities are catered for by the famous Carnoustie Championship Golf Course and leisure centre.

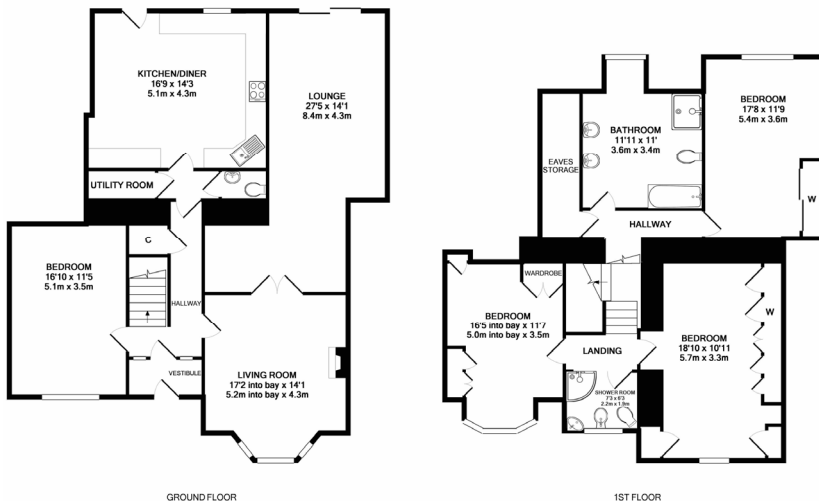
The A90 gives easy access road links to Dundee, Perth and Aberdeen.

## Viewing

Contact RSB Lindsays on 01382 802050 or Client on 07737 788 851 after 6pm or weekends.

## Visit our website:

[www.carnoustiegolfpropertyforsale.com](http://www.carnoustiegolfpropertyforsale.com)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10/2017

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with RSB Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.