

Simple Approach



Estate Agents



**74 Chapman Drive, Carnoustie
DD7 6DY**

Offers over £275,950

Located in the sought-after area of Chapman Drive, this beautifully maintained detached three-bedroom home offers spacious and versatile accommodation, perfect for families or those seeking a peaceful lifestyle with all modern conveniences. The property boasts a generously sized lounge, a modern, fully-fitted kitchen with ample storage and worktop space, and a dedicated dining room ideal for both everyday family meals. A convenient downstairs WC adds practicality to the layout, while a stylish shower room upstairs serves the bedrooms.

Each of the three well-proportioned bedrooms offers comfortable living space and plenty of natural light, with neutral décor throughout. The home benefits from gas central heating and double glazing, ensuring energy efficiency and year-round comfort. Externally, the property features a large private garden, as well as a driveway and a garage, offering excellent off-street parking and storage options.

Set within a quiet residential area, yet close to local amenities, schools, and transport links, this property is a superb opportunity to own a move-in-ready home in one of Carnoustie's desirable neighborhoods. Viewing is essential to appreciate all that is on offer here at Chapman Drive.

Lounge

16'0" x 12'1" (4.90 x 3.70)

Dining Room

10'9" x 12'4" (3.29 x 3.76)

Kitchen

10'9" x 11'4" (3.28 x 3.46)

Downstairs WC

3'11" x 5'1" (1.20 x 1.56)

Bedroom One

11'6" x 11'6" (3.51 x 3.51)

Bedroom Two

11'5" x 13'2" (3.49 x 4.02)

Bedroom Three

11'10" x 9'5" (3.62 x 2.88)

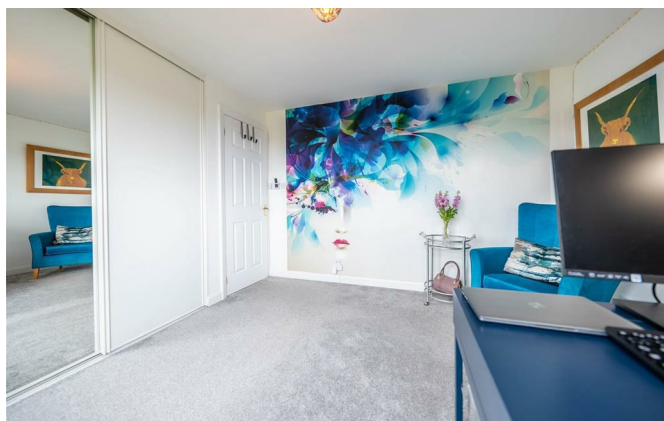
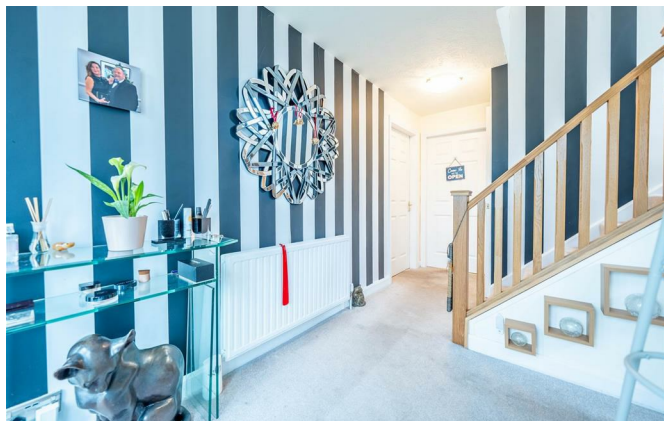
Shower Room

9'4" x 7'8" (2.87 x 2.35)





- Detached House
- Gas Central Heating & Double Glazing
- Well Maintained Rear Garden
- Three Bedrooms
- Large Private Driveway
- Bright & Spacious Throughout
- Sought After Location
- Ideal Family Home



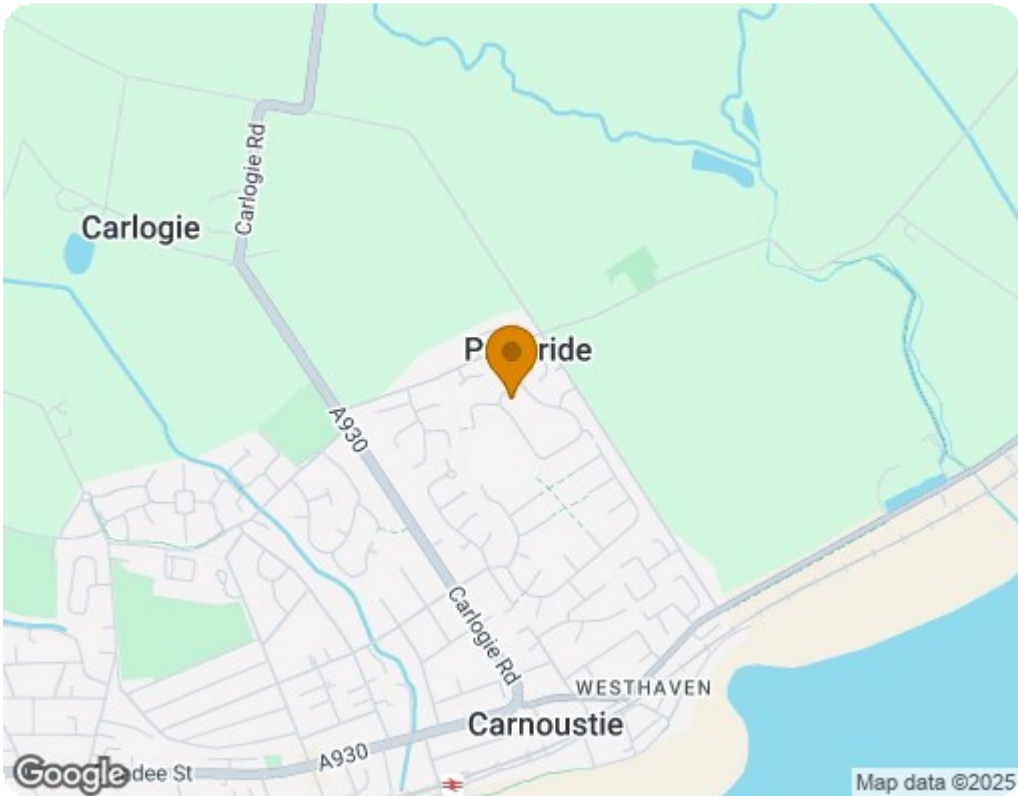
GROUND FLOOR
59.0 sq.m. approx.



1ST FLOOR
60.0 sq.m. approx.



TOTAL FLOOR AREA : 119.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		