

Simple Approach



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

**Offers over £234,995**

Simple Approach are pleased to offer this very well presented, detached family home with immaculate modern interior to the residential market. Set within the highly desirable location of Carnoustie, this lovely home would suit an array of buyers such as growing families or a couple looking for a well located home with ample living space throughout. This property could not be better situated to take advantage of all local amenities and benefiting from being just a short drive away from the City of Dundee. This stunning house has been designed with great contemporary style throughout and held to a high standard by the current owners, comprising; a welcoming entrance hallway, a stunning open plan lounge/dinning area – both with large windows allowing for plentiful natural light to flood the generously proportioned rooms. A sophisticated, modern fitted kitchen and a downstairs WC completes the ground floor of this property. Upstairs, the property enjoys a chic family bathroom and three sizable bedrooms two of which have large fitted wardrobes. Chapman Drive enjoys many modern-day comforts such as gas central heating, double glazing, a large private garden, a driveway suitable for multiple cars and a single garage. This property has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

**Entrance Hallway**

14'4" x 6'1" (4.39 x 1.87)

**Lounge**

15'0" x 11'10" (4.59 x 3.63)

**Diningroom**

10'3" x 11'11" (3.13 x 3.64)

**Kitchen**

10'5" x 10'4" (3.20 x 3.16)

**w/c**

4'9" x 3'11" (1.45 x 1.20)

**Bedroom**

11'1" x 11'1" (3.38 x 3.40)

**Bedroom**

12'9" x 11'0" (3.90 x 3.37)

**Bedroom**

11'5" x 9'0" (3.50 x 2.76)

**Bathroom**

9'1" x 7'8" (2.79 x 2.35)



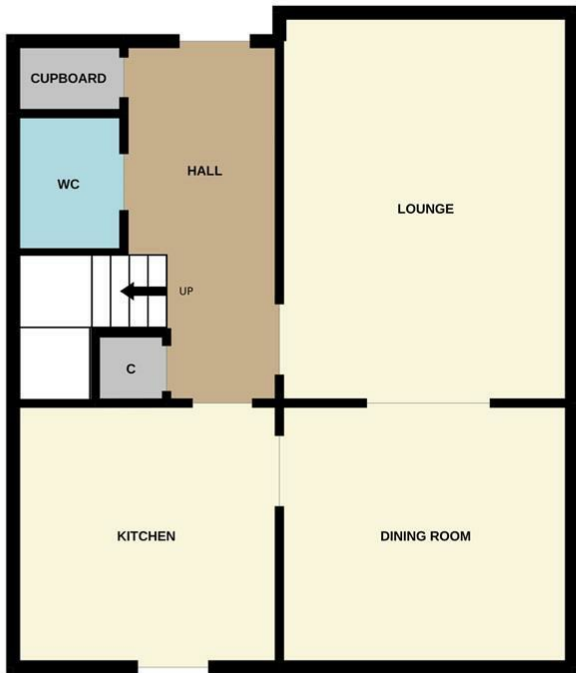




- Stunning Detached House
- Open Plan Lounge/Dining Room
- Gas Central Heating & Double Glazing
- Stylish Interior Throughout
- Three Sizable Bedrooms
- Chic Family Bathroom
- Large Driveway & Single Garage
- Modern Fitted Kitchen
- Sought After Location
- Well Manicured, Private Rear Garden



GROUND FLOOR  
59.0 sq.m. approx.

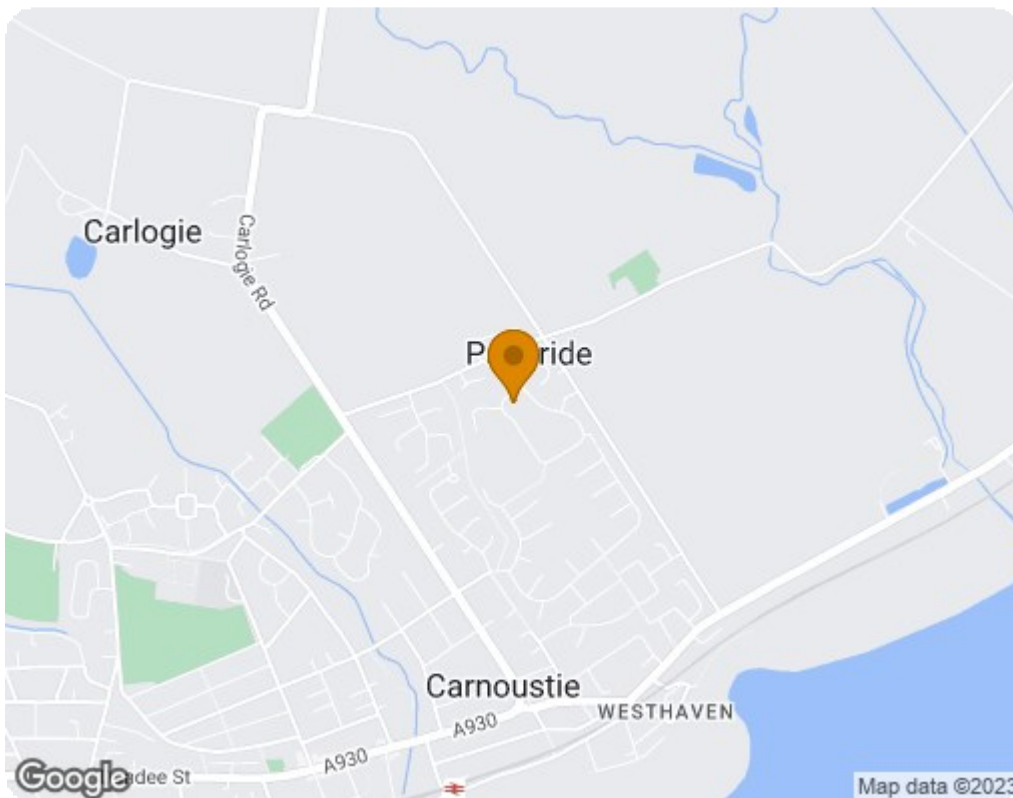


1ST FLOOR  
60.0 sq.m. approx.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	