



7 Braefoot, Carnoustie, Angus, DD7 7BG

Guide Price £160,000

3 bedroom semi-detached house for sale

Description

7 Braefoot is a lovely semi-detached two storey cottage that over the years has been skilfully extended and modernised and now provides excellent accommodation over both floors. The house is traditionally built with stone and brick walls and has a flat roof which has recently been completely overhauled and upgraded. There is a sunny and spacious paved patio along the south side of the cottage as well as a sheltered and secluded garden area bordered by mature hedges.

In recent months, in addition to the roof repairs, the cottage has been redecorated internally with new carpets and new internal doors being fitted.

Tenure





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	76	Scotland	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only

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