



23 Henry Cotton Place

| Carnoustie | DD7 7GZ

**Thorntons**   
The right way to move



This is an exceptional opportunity to purchase a well-presented modern apartment in a highly sought-after location. Henry Cotton Place is ideally placed for a number of local amenities including schools, leisure facilities, renowned Carnoustie Golf Links, shops, picturesque shore area and excellent commuter transport links.

The subject property offers comfortable accommodation which comprises: Bright lounge, kitchen, bathroom with three piece suite and two well-proportioned double bedrooms. Practical attributes include main door access, gas fired central heating and double glazing. Integrated kitchen appliances include fridge, freezer, gas hob, extractor fan and dish washer.





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Please note selected pieces of furniture and appliances are available upon separate negotiation.

Externally the property benefits from a private store and private garden grounds to the rear of the property. Vehicular needs are catered for with two private parking spaces.

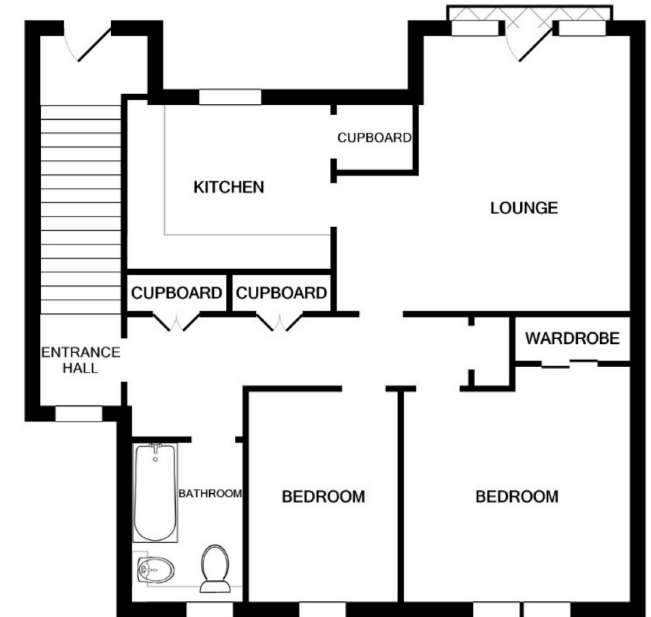
Internal viewing is essential to enable potential buyers to fully appreciate the extent and quality of accommodation within this magnificent home. EPC Rating - B



- Upper Apartment
- Sought-After Location
- Main Door Access
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- 2 Parking Spaces
- DG; GCH; EPC - B
- Private Garden Grounds



Lounge	14'08 x 14'03 4.47m x 4.34m
Kitchen	9'04 x 9'00 2.84m x 2.74m
Bathroom	10'00 x 6'02 3.05m x 1.88m
Bedroom	11'10 x 6'10 3.61m x 2.08m
Bedroom	12'05 x 10'00 3.78m x 3.05m



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