Links View

A LUXURIOUS MIX OF MODERN COTTAGE FLATS, TOWNHOUSES, TERRACED, SEMI-DETACHED AND DETACHED VILLAS 13

Anderson Street, Carnoustie



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The Area

Links View is located in Carnoustie on the Angus coastline, a delightful town offering some excellent amenities including fine restaurants and bars. Renowned for its golf the development overlooks the famous Carnoustie golf links and often plays host to some of the world's top international golfers as well as the Open Golf championships.

Carnoustie is also known for its malting barley and still supplies today such distinguished companies such as the Glenturret Distillery.

For the non-golfers, there are the white sandy beaches and rugged coastline, making it a great place to relax and explore and providing a peaceful and tranquil experience.

Getting to and from Links View is easy with excellent road and rail links. Drive-time from Edinburgh to Dundee is approximately 1 hour and 15 minutes and from Dundee to Carnoustie, just 12 miles along the A90.

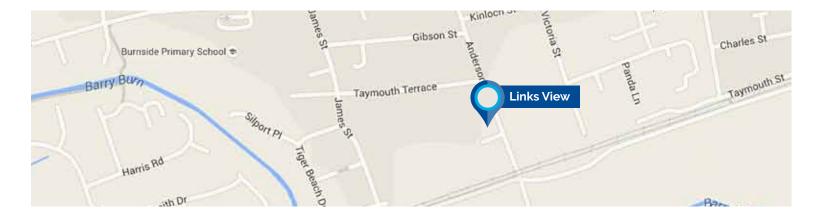
There are also regular trains; the route from London is the East Coast line to Aberdeen via Dundee which stops at Carnoustie. Regular commuter trains operate from Edinburgh and travel time is 1 hour 30 minutes

How to Get There

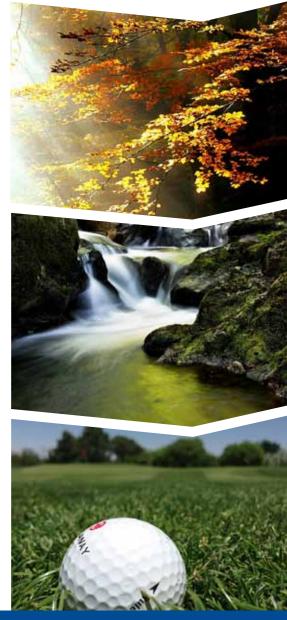
From Dundee: A92, then A930

From St. Andrews: North West on A91, then A919 & A914, then A92 over Tay Road Bridge, then A930

SAT NAV Ref: DD7 7LF







Anderson Street, Carnoustie Links View Development



Site Map

It's important to see where your new property is positioned in the development and this map will show you both the plot and the locality within the surroundings.

2 Bedroom



3 Bedroom

TAY Semi Detached Villa/End Terrace

EDEN Semi Detached/Detached Villa

4 Bedroom



TWEED Detached Villa

4 Bedroom





Plots not yet under construction may be subject to change and local authority approval. Images are for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.







The Rannoch

2 Bedroom Mid Terrace Villa

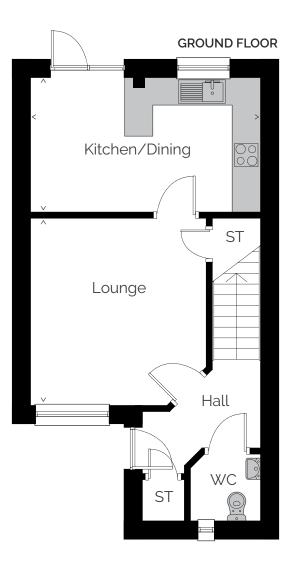
Anderson Street, Carnoustie Links View

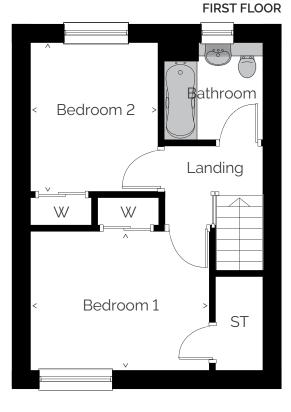
Ground Floor



House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.









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Bedroom 3

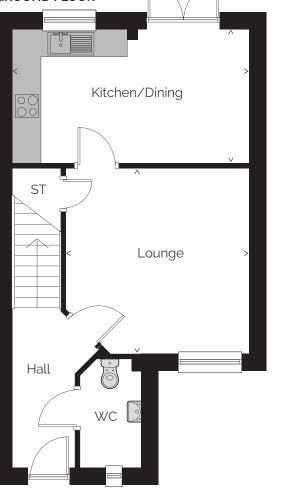
Anderson Street, Carnoustie Links View

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FIRST FLOOR



The Eden 3 Bedroom Semi Detached/ Detached Villa

Anderson Street, Carnoustie Links View

Ground Floor

Lounge:



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Anderson Street, Carnoustie

Ground Floor

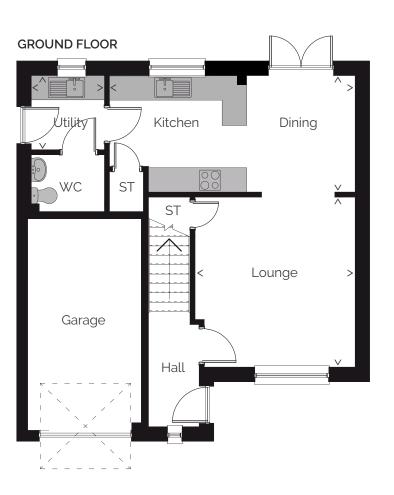
- Lounge: 4.15 x 3.93m 13.62 x 12.89ft
- Kitchen/Dining:
 2.85 x 6.00m
 9.35 x 19.69ft
- Utility: 1.80 × 1.80m 5.91 × 5.91ft

First Floor

- Bedroom 1: 3.40 x 3.00m
 11.15 x 9.84ft
- Bedroom 2: 3.40 x 2.75m
 11.15 x 9.02ft
- Bedroom 3:
 2.90 x 2.80m
 9.51 x 9.19ft
- Bedroom 4:
 2.90 x 2.50m
 9.51 x 8.20ft

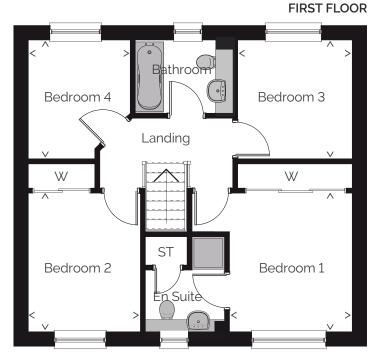
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The Spey

4 Bedroom Detached Villa



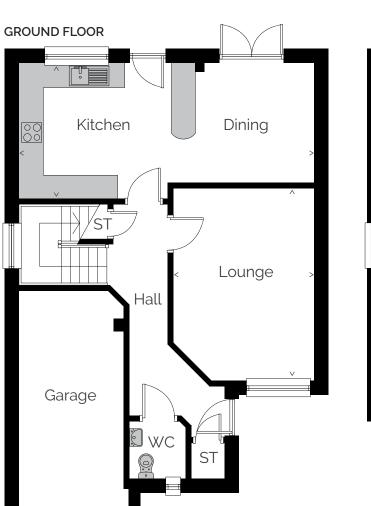






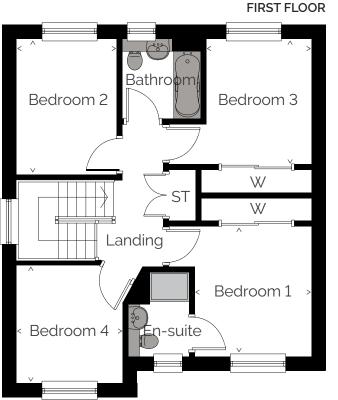
Anderson Street, Carnoustie

Ground Floor



The Tweed

4 Bedroom Detached Villa





	Lounge:	
	3.55 x 4.85m	11.65 × 15.91ft
•	Kitchen/Dini 7.40 x 3.40m	0
First Floor		
	Bedroom 1: 2.90 x 3.25m	9.51 × 10.66ft
	Bedroom 2: 3.40 x 2.50m	11.15 x 8.20ft
	Bedroom 3: 2.65 x 3.15m	8.69 × 10.33ft
	Bedroom 4: 2.65 x 2.95m	8.69 × 9.68ft

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The Kirkland

4 Bedroom Townhouse

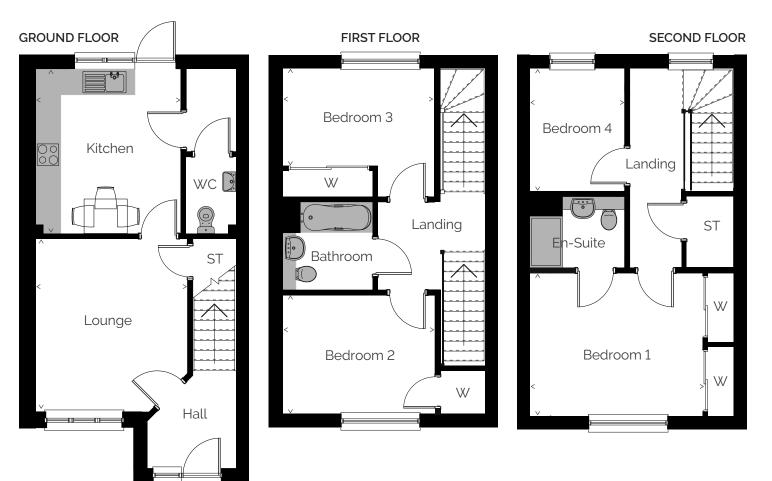
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Ground Floor



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SPECIFICATIONS

🖞 General

'A' rated energy efficient boiler
Thermostatically controlled radiators
Sky+ multi room to lounge & master bedroom
High performance UPVC windows / Wood grain effect UPVC grey entrance doors
Whole house/De-centralised ventilation
Smooth ceiling finish
Coving to lounge and entrance hall
Integrated wardrobe units with sliding doors and

Kitchen

- Choice from a wide selection of quality kitchen units and work tops
- Under unit lighting

shelving system

- Soft closing drawers
- 11/2 bowl stainless steel sink
- Stainless steel splashback to hob
- Single stainless steel electric oven
- Gas hob

Bathroom

Contemporary white sanitary ware Chrome taps

Fitted vanity units from contemporary range Choice from a range of wall tiles to bathrooms, en-suites and WCs

🖉 External

Block paviour driveways with paved footpaths & patios Sensor lights to front and rear doors Turf to front gardens Rotovated topsoil to rear gardens

All properties already constructed have double glazing as standard.

Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site specific upgrade options at time of reservation. This will be a factored development.

The company reserve the right to amend and/or update specification at their discretion.



