

**FOR SALE**

**MULTI-USE  
OPPORTUNITY**

**EASILY CONVERTIBLE INTO  
RESIDENTIAL**

**PREVIOUS USES INCLUDE  
SALON AND NURSERY**

**CLOSE PROXIMITY TO THE GOLF  
COURSE**

**GREAT LOCATION FOR AN  
AIRBNB**

**GIA: 103.33 SQ. M.  
(1,104 SQ. FT.)**

**OFFERS OVER  
£130,000**



**VIDEO TOUR**



**WHAT 3 WORDS**

**54 DUNDEE STREET, CARNOUSTIE DD7 7PF**

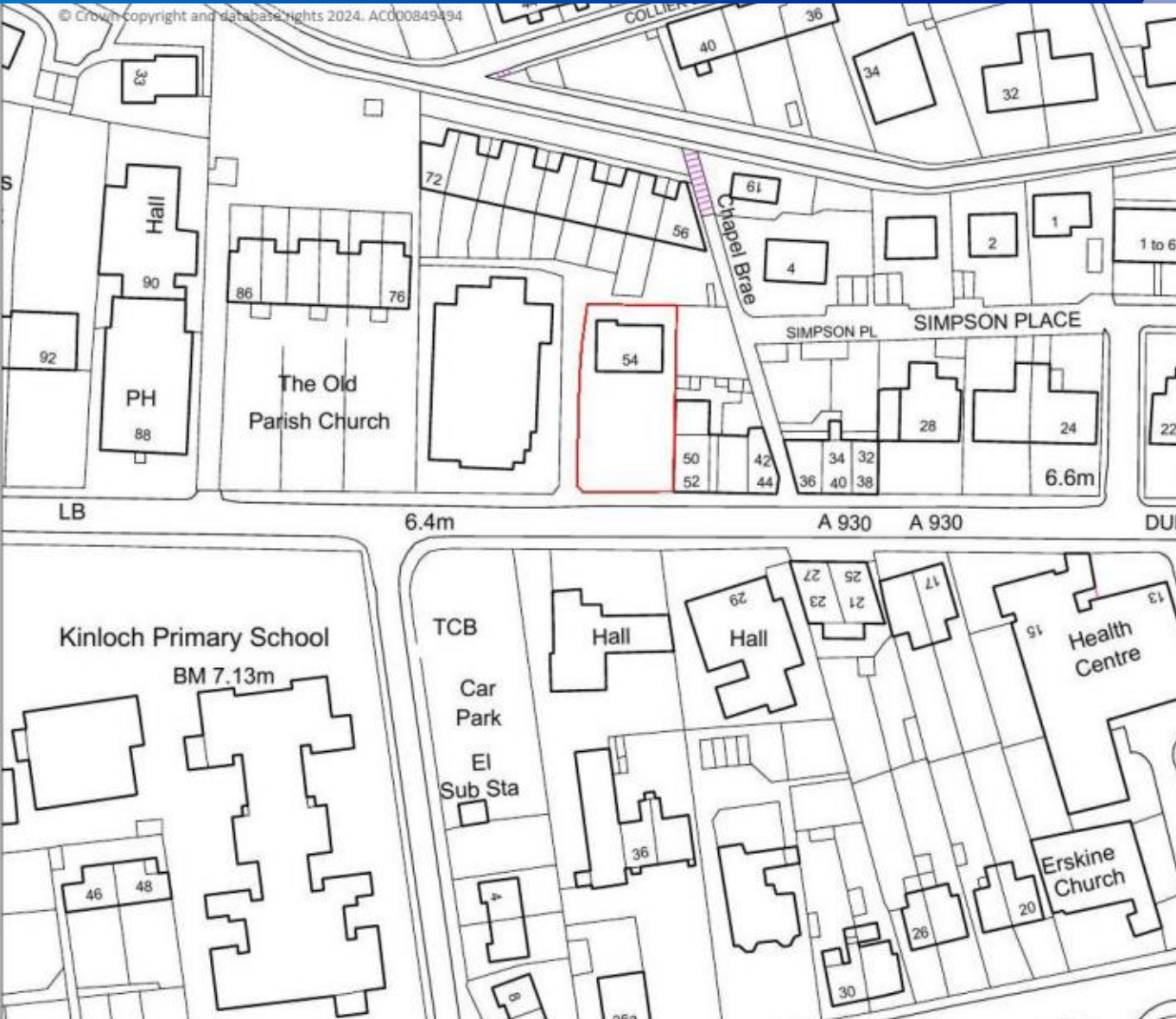
**CONTACT: Scott Robertson s.robertson@shepherd.co.uk | 01382 878005 | shepherd.co.uk**





# Location

54 DUNDEE STREET, CARNOUSTIE, DD7 7PF



## Location

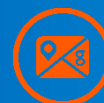
Carnoustie is one of the principle towns within the local authority region of Angus and is situated approximately 16 km (10 miles) northeast of Dundee and 12 km (7.5 miles) southwest of Arbroath.

The town has a resident population of approximately 10,500 persons (Source: Angus Council) and sits on the main east coast railway line. Carnoustie is a world-famous golf town with the Championship Course forming part of the British Open Circuit.

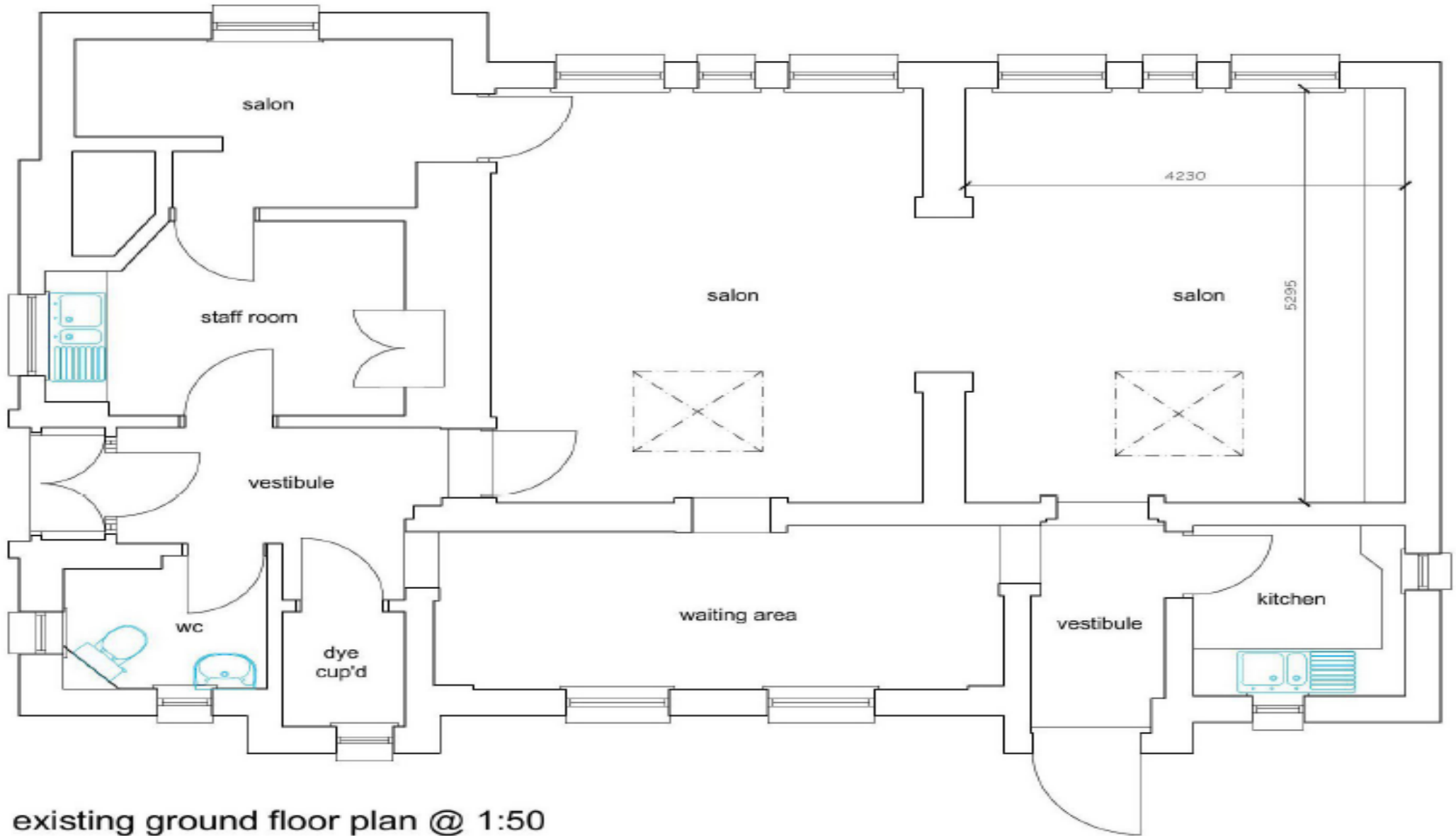
The town attracts high levels of worldwide golf enthusiasts as a result.

The subjects are set back from Dundee Street and there is an area of garden ground to the front of the premises. This is bound by a dwarf stone wall and metal railing and three mature trees.

The site is accessed via a mutual unsurfaced lane from Dundee Street. There is an additional pedestrian access from Dundee Street directly into the garden area.



FIND ON GOOGLE MAPS



existing ground floor plan @ 1:50

Scale in Meters







# Description

54 DUNDEE STREET, CARNOUSTIE, DD7 7PF



## Description

The subjects comprise a single storey detached property which historically was used as a British Red Cross meeting Hall, a children's nursery and most recently operated as a hair and beauty salon.

The main walls are of brick and part stone construction which were externally harled and roughcast rendered externally.

The roof over is part pitched and clad in slate. The roof incorporates Velux style windows to provide nature daylight into the salon area.

Internally, the accommodation comprises a reception/entrance area with toilet, kitchen and a private treatment room off along with various open plan salon area, waiting area and a kitchen.

The floors are principally of suspended timber construction and windows are predominantly of UPVC double glazed design.

Walls and ceilings are plasterboard lined with a painted finish throughout and lighting is a mix of LED, spot and fluorescent strip lighting design.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	103.33	1,104
<b>TOTAL</b>	<b>103.33</b>	<b>1,104</b>

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Description

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## TERMS

The subject is available to buy.

Offers over **£130,000** are invited for the heritable interest

## EPC

Available upon request

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £4,750

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

## PLANNING

The subject was previously used as a salon and nursery.

Interested purchasers should make their own enquiries with regards any change of use planning application or other planning related matters to the local planning department at Angus Council

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any registration dues and VAT thereon.

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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t: **01382 878005**



## ANTI MONEY LAUNDERING REGULATIONS

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