



MICHAEL A. BROWN

— Solicitors & Estate Agents —



26 Grange Road, Monifieth, DD5 4LR

Offers over **£130,000**



- Modern Terraced Villa
- High Spec Modernisation
- Move In Condition
- Combi GCH; DG
- Spacious Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Bathroom With Shower

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This very attractively decorated MID TERRACED VILLA has been recently modernised to a high standard and is in move in condition. The house benefits from a fully upgraded dining kitchen and bathroom, gas central heating (with new Worcester combi boiler) and double glazed windows and doors.

The property is situated just 2 minutes walk to Grange Primary School and within easy walking distance of Monifieth High School. There is easy access into both the high street and Broughty Ferry/Dundee.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door.

LOUNGE

Window overlooks the enclosed front garden. Light beech laminate flooring. Fireplace with electric fire. Walk in storage cupboard with light. Recessed ceiling downlights.

DINING KITCHEN

Fitted with quality gloss white wall and base units and light oak solid worktops. Splashback tiling. Under wall unit and kickboard lighting. Inset stainless steel gas hob, electric oven and glass flanged filterhood above. Integral fridge freezer, Bosch dishwasher and automatic washing machine. Wall cupboard housing Worcester combi boiler. Stainless steel sink with drainer and mixer tap. Parador ceiling with recessed downlights. Glazed window and door onto the rear garden. Small dining area.

UPPER FLOOR

HALL

Hatch to attic suitable for storage.

DOUBLE BEDROOM

Window overlooks the front garden. Built in wardrobe. Ceiling downlights. Kardean light oak flooring.

DOUBLE BEDROOM

Window overlooks rear garden. Built in wardrobe. Ceiling downlights.

BATHROOM

Tile effect wall and flooring. Modern white three piece suite. Thermostat rainfall shower and additional shower spray over bath. Vanity unit with inset wash hand basin. Demister light up mirror. Ceiling downlights and two wall lights. Opaque window.

GARDENS

Enclosed by dense hedging from Grange Road. Laid out with stone chips and paved path. The rear garden is partly enclosed by high hedging and mainly paved. Additional rear enclosed garden with two sheds and swing/slide set.

EXTRAS

Included are all fitted carpets, blinds, light fittings and integral kitchen appliances.

LOCATION

South east side of Grange Road.

EPC – C



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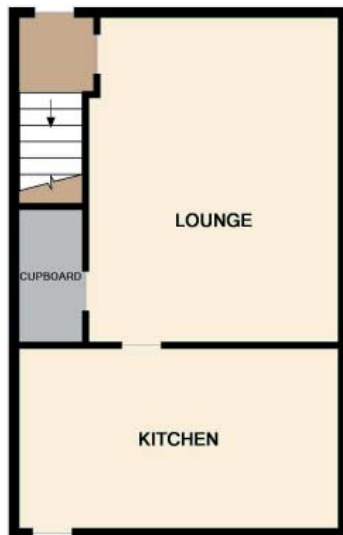
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ACCOMMODATION

(All measurements are approx.)

Lounge	15'3" x 11'7"	(4.67m x 3.58m)
Dining Kitchen	14'1" x 8'5"	(4.29m x 2.6m)
Bedroom 1	11'9" x 10'5"	(3.64m x 3.2m)
Bedroom 2	13'1" x 9'2"	(4m x 2.79m)
Bathroom	7'5" x 5'9"	(2.29m x 1.8m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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