



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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100 Pannure Street, Monifieth, Angus, DD5 4JB

Offers Over £299,950

Semi-detached Villa

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DD5 ESTATE AGENTS

Semi-detached Villa

100 Panmure Street, Monifieth, Angus, DD5 4JB

Situated within a popular residential area of Monifieth, a short walking distance of the local shopping centre, Schools and on all bus routes to central Monifieth and Broughty Ferry, we are delighted to offer for sale this well-presented semi-detached modern villa providing excellent value for money accommodation over two floors, located within an area of similar type properties with gated entrance to front parking area in front of integrated garage. Commencing with the bright entrance hallway which gives access to all of the ground floor accommodation in the property and the Garage, access to the large family lounge is the first door on your right hand side from the hallway, the hi-spec fitted kitchen/dining and sun lounge are all accessed directly from the hall and in keeping with the rest of the property provides a generous space both in terms of the work surfaces and room for a dining table and chairs with ample work space for even the most enthusiastic of cooks, the hall area comprises built in linen cupboard with electricity meter cupboard. The bright upper landing comprises the four sizeable bedrooms, shower room and ample upper landing storage cupboard. The property benefits from 2 solar panels producing hot water for the home and an additional 16 solar panels feeding the national grid with the original feedback tariffs which are transferrable to the new owners. The property also benefits from a large log cabin located in the rear garden with satellite tv, electric power. The property is sold with all floor coverings and blinds where fitted, all light fittings are included in the price. The property is double glazed and served with gas central heating and under floor heated areas.

Entrance Hall:

Front door is a security upvc with double side glass panels, the bright and spacious hall and comprises a large storage cupboard and allows access to all ground floor accommodation and direct access to the garage, underfloor heating, tiled flooring.

Lounge:

5.7mts x 4.1mts:

An extremely spacious and well-proportioned room with panoramic window overlooking the front aspect of the home allowing the light to flood this spacious family space, gas coal effect focal point fire, hardwood finishings, carpeted, underfloor heating.

Kitchen/Dining room:

7.2mts x 3.5mts:

With rear facing upvc window overlooking the rear garden. Ample high gloss finish wall and floor modern storage kitchen units with contrasting marble effect worktops and matching splashbacks, cabinet downlighting, induction hob with griddle section, combination micro wave oven, fan assisted electric oven, dishwasher and warming drawer all Neff manufacture, stainless steel finish extractor hood with downlights, stainless steel sink and drainer with pillar tap, high quality tiling to kitchen and dining areas with under floor heating.

Sun Lounge:

3.7mts x 3.6mts:

Ideal large relaxation space, with large five panel south facing windows (2 opening) and additional large full length and height patio doors allowing direct access to the rear garden and decking areas of the home with canopy over the rear deck providing an excellent sheltered relaxation space, hi quality Italian tile flooring, under floor heating.

Cloakroom:

2.7mts x 1.7mts:

Comprises white finished wc and wash hand basin with pedestal, under floor heating, linen cupboard which also houses the under floor heating controls, partially tiled, tiled flooring, underfloor heating.

Garage:

4.8mts x 5.2mts:

Large vehicle garage ideal additional storage, up and over type door, electric and light installed, accessed from the main hall of the house.

Utility Room:

3.5mts x 2.1mts:

Plumbed for washing machine with space for American style fridge freezer and dryer, wall and floor storage units with contrasting worktops, stainless steel sink and drainer, door to decking area/ garden of the property, underfloor heating.

Stairs to upper accommodation:

Top landing with hall storage cupboard.

Upper Floor:

Master Bedroom:

3mts x 4.8mts:

Very spacious double bedroom, pendant light, south facing window, fitted double wardrobe with sliding mirrored doors, hardwood facings, carpeted, radiator.

En suite:

1.4mts x 2.6mts:

Comprises built-in double shower cubicle with glass door, wc and wash hand basin/vanity unit providing excellent additional storage space, Velux © window to south aspect of the home, partially tiled, tiled flooring, chrome heated towel rail.

Bedroom 2:

2.9mts x 4.8mts: (at widest points)

Very spacious double bedroom with window overlooking back garden area, large double robe with sliding mirrored doors, the room has one radiator, hardwood facings, carpeted.

Bedroom 3:

3.5mts x 3.7mts: (at widest points)

This room overlooks the frontage of the home, built-in double wardrobe, provides excellent youngsters bedroom, hardwood finishing's, carpeted, radiator.

Bedroom 4:

4.3mts x 3.7mts: (at widest points)

This room also overlooks the frontage of the home, built-in double wardrobe, hardwood finishing's, carpeted, radiator.

Family Shower-Bathroom:

1.8mts x 2.6mts:

With four-piece white bathroom suite with built-in shower cubicle with glass door, partially tiled, bath provides excellent flexibility for the family, chrome heated towel rail, tiled flooring.

Rear Garden:

To the rear of the property – enclosed garden ground tastefully laid out with lawn area, raised decking area with large garden shed sitting area providing excellent sheltered corner in which to relax in the summer months, accessed directly via the sun lounge upvc patio door or utility room.









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Home Report

Please log on to www.legaleagles.tv then select this property, touch the "Home Report" button and the home report will display within 5 seconds.

Council Tax

E (Angus Council 21/03/2019)

EPC Rating:

A

Travel Directions

Proceeding eastwards through central Monifieth from Dundee continue past the library on the right hand side then straight on for a further 800yds until you reach the fork I the road, take the left fork in to Panmure Street and number 100 is the second last property on your right, one of our staff or the property owners will meet with you and show you around the apartment and answer any questions you may have, one of our bright For Sale boards is located in the front garden to assist you with locating.

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).

Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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