



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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2A Dick Street, Monifieth, Angus, DD5 4EF

Former Office

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Situated within a popular residential area of Monifieth within a short walking distance of shops, schools and main bus routes to Dundee and Carnoustie city centre's and Ninewells hospital. We are delighted to offer for sale this investment or development opportunity for the purchaser with vision, the present owner was in the process of converting to a one-bedroom bungalow but has now decided to sell the property due to a change in personal circumstances, some plans/lapsed planning paperwork is available and might be able to be reinstated or redone after consultation with your own architect. Potential purchasers should be aware that there is no rear garden or other area available for use with this property the building is all that is being sold.

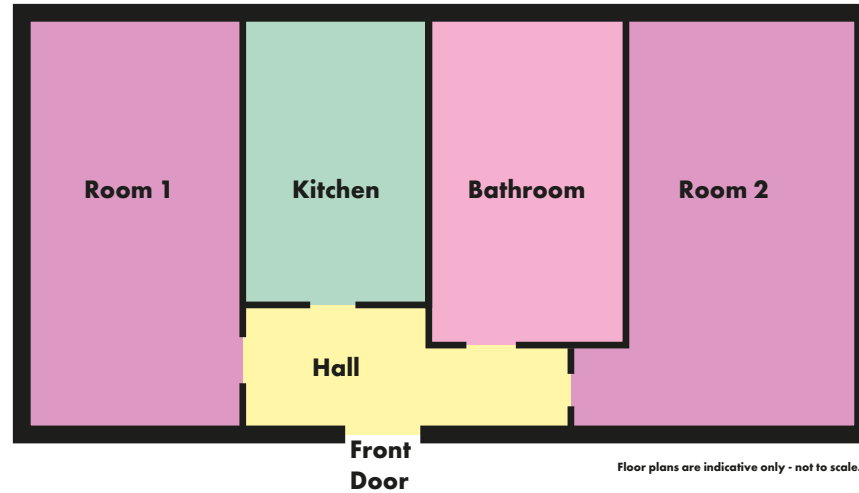
Room dimensions:

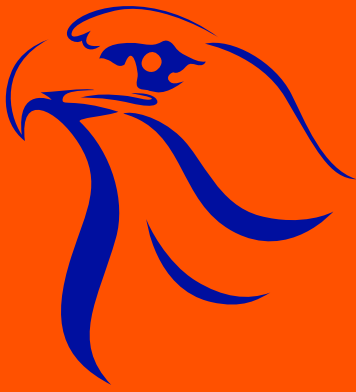
Room1: 13ft 4ins x 13ft 5ins:
(to the left of the entrance hall).

Kitchen: 6ft 1ins x 7ft 3ins:

Bathroom: 5ft 2ins x 8ft 5ins:

Room 2: 9ft x 13ft 2ins: (to the
right of the entrance hall).





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Home Report

No Home Report Reqd.

Council Tax

To be advised.

EPC Rating:

E

Directions:

Travelling east from Dundee on the Carnoustie Road (A930) proceed through Monifieth until you reach the traffic lights at the shopping centre, proceed through the traffic lights until you reach the third street to your left being North Ramsay Street, turn in to the street then first left in to Dick Street, Number 2A is at the end of the street on your left, one of our bright for sale boards is located in the front window to assist you with locating, one of our staff will be on hand to show you around the property and answer any questions you may have.

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).

12-14 Maule Street,
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LP-1 Monifieth

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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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Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



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