



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



32 Well Street, Monifieth, DD5 4AU

Offers over **£150,000**



- End Terraced Cottage
- Modernised
- Driveway
- Combi GCH; UPVC DG
- Spacious Lounge
- Modern Kitchen
- 2 Double Bedrooms
- Bathroom

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This substantial stone built END TERRACED COTTAGE is situated on a corner site near to Monifieth Golf Course and clubhouse and is within easy walking distance of the town centre.

The house has been modernised and upgraded and benefits from combi gas central heating and replacement double glazed windows. Sizeable monoblock side driveway with off street car parking. There are small areas of front and rear gardens.

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC front entrance door. Pine flooring.

LOUNGE

A spacious lounge. Windows overlook the front and side of the house. Solid Oak Flooring.

KITCHEN

Open plan to lounge.

Fully fitted with beech finish wall and base units and granite effect worktops. Splashback tiling. Integral electric ceramic hob and filterhood and electric oven. Inset stainless steel sink with drainer and mixer tap. Wall unit housing combi gas boiler. Light oak laminate flooring. Door and window overlook side driveway.

DOUBLE BEDROOM

Built in wall to wall wardrobes. Window overlooks front garden area.

DOUBLE BEDROOM

Window overlooks rear garden area.

REAR HALLWAY

Storage cupboard. Oak finish laminate flooring.

BATHROOM

Contemporary modern white three piece suite. Gloss white vanity unit with wash hand basin and toilet. Light oak laminate flooring. Recessed ceiling downlights. Opaque window.

DRIVEWAY

Monoblock side driveway with off street car parking. Outside water tap.

GARDENS

Small areas of front and rear garden.

EXTRAS

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

LOCATION

Off the east end of the high street on the corner of Dalhousie Street.

EPC – D

Home Report Valuation - £150,000





ACCOMMODATION

(All measurements are approx.)

Lounge	16' x 12'2"	(4.88m x 3.73m)
Bedroom 1	10'5" x 8'1"	(3.21m x 2.47m)
Bedroom 2	10'1" x 9'4"	(3.09m x 2.86m)
Bathroom	7'7" x 5'3"	(2.34m x 1.63m)

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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