



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

12-14 Maule Street, Monifieth, Angus  
DD5 4JN, DX556490  
t.01382 539313 f.0845 643 1609  
e.info@legaleagles.tv w.legaleagles.tv



16 Auchencairn Place, Monifieth, Angus, DD5 4TS

Mid Terraced Villa

[www.legaleagles.tv](http://www.legaleagles.tv)

**DD5** ESTATE AGENTS

## Mid Terraced Villa

### 16 Auchencairn Place, Monifieth, Angus, DD5 4TS

Situated within the popular Angus town of Monifieth, we are delighted to offer for sale this well presented and ready to move-in to 3 bed mid-terraced villa. The property was constructed by Raith Quality Homes to their exacting "Dunkeld" specifications and benefits from being within a stone's throw of all local amenities that this peaceful town has to offer, within walking distance of the waterfront and golf courses, health club and restaurants, located within a short driving distance of Broughty Ferry, Dundee and Arbroath town centers, public transport to these areas is frequent and close by. Spanning two floors, the bright and spacious open-plan lounge and dining area allows direct access to the kitchen which is complimented by a wide range of floor and wall mounted oak finish wall and floor storage units with contrasting worktops and tiled splash backs. There is also an integrated oven, gas hob and recirculating hood, making this the ideal kitchen for those who enjoy perfecting their own culinary expertise, the door to the rear garden is accessed directly for the kitchen and the rear garden itself provides a safe and secure enclosed environment in which to enjoy al fresco dining and providing a safe environment for children at play. The upper floor is accessed via the entrance hall staircase and access to the loft space is gained from the upper landing. The three bright double bedrooms are again decorated to a high standard and the double-glazed windows therein provide an excellent vantage point over property's rear elevation. The family bathroom is also located on the upper floor and consists of a white three-piece bathroom suite, incorporating a bath with shower over, WC and Wash hand basin. The exterior of the property also adds to the appeal of this attractive family home. The front garden is laid to lawn with stepped to the elevated front door, the property is sold with floor coverings and blinds where fitted, all light fittings and garden shed are included in the sale price. Only after internal viewing can justice be done to the finish and spacious accommodation provided by this quality ideal family home; early viewing is therefore highly recommended.

#### Hall:

Entrance door is mahogany effect upvc security door with side panel, tastefully decorated area, carpeted, access to upper floor and galleried landing via staircase.

#### Lounge:

**15ft 5ins x 11ft 2ins:**

Spacious lounge area to the front elevation of the home with large panoramic upvc window overlooking the front communal parking area of the home, the elevated position allows surprising delightful views over the Tay estuary to Fife, carpeted, radiator.

#### Dining Area:

**9ft 10ins x 9ft 4ins:**

Ideal open-plan family dining area immediately accessed from the kitchen, with large upvc double glazed window overlooking the rear garden and patio areas of the home, carpeted, radiator.

#### Kitchen:

**9ft 10ins x 7ft 11ins:**

Versatile kitchen fitted with an ample range of floor and wall mounted modern kitchen units, contrasting work top, tile splash backs, contemporary lighting rail, single drainer polycarbonate sink with matching pillar tap, four burner enamel gas hob and extractor hood with electric single oven, vinyl flooring. Plumbed for washing machine and space for tall fridge/freezer etc., double glazed window to the east aspect of the home with hardwood security door allowing direct access to the slabbed patio and mature garden.

#### Upper Hall

Access from the staircase and galleried landing. Double glazed window to the east elevation of the property. Access to loft via hatch, boiler/storage cupboard.

#### Bedroom 1:

**13ft 2ins x 8ft 9ins:**

Double Wardrobe with mirrored sliding doors and double-glazed window overlooking the front aspect of the property. Carpeted, radiator

#### Bedroom 2:

**10ft 10ins x 9ft 10ins:**

Double glazed window overlooking the rear aspect of the property. Carpeted. Built in double wardrobe with mirror glass sliding doors

#### Bedroom 3:

**9ft 10ins x 8ft 7ins:**

Smallest of the three bedrooms. Overlooking the front aspect of the property, built in storage cupboard/wardrobe, carpeted, radiator, this bedroom would be the ideal youngster's room or family study.

#### Family Bathroom

Attractively decorated bathroom with three-piece bathroom suite, consisting of Bath with shower over, shower screen, partially tiled, WC, wash hand basin with pedestal, vinyl flooring.

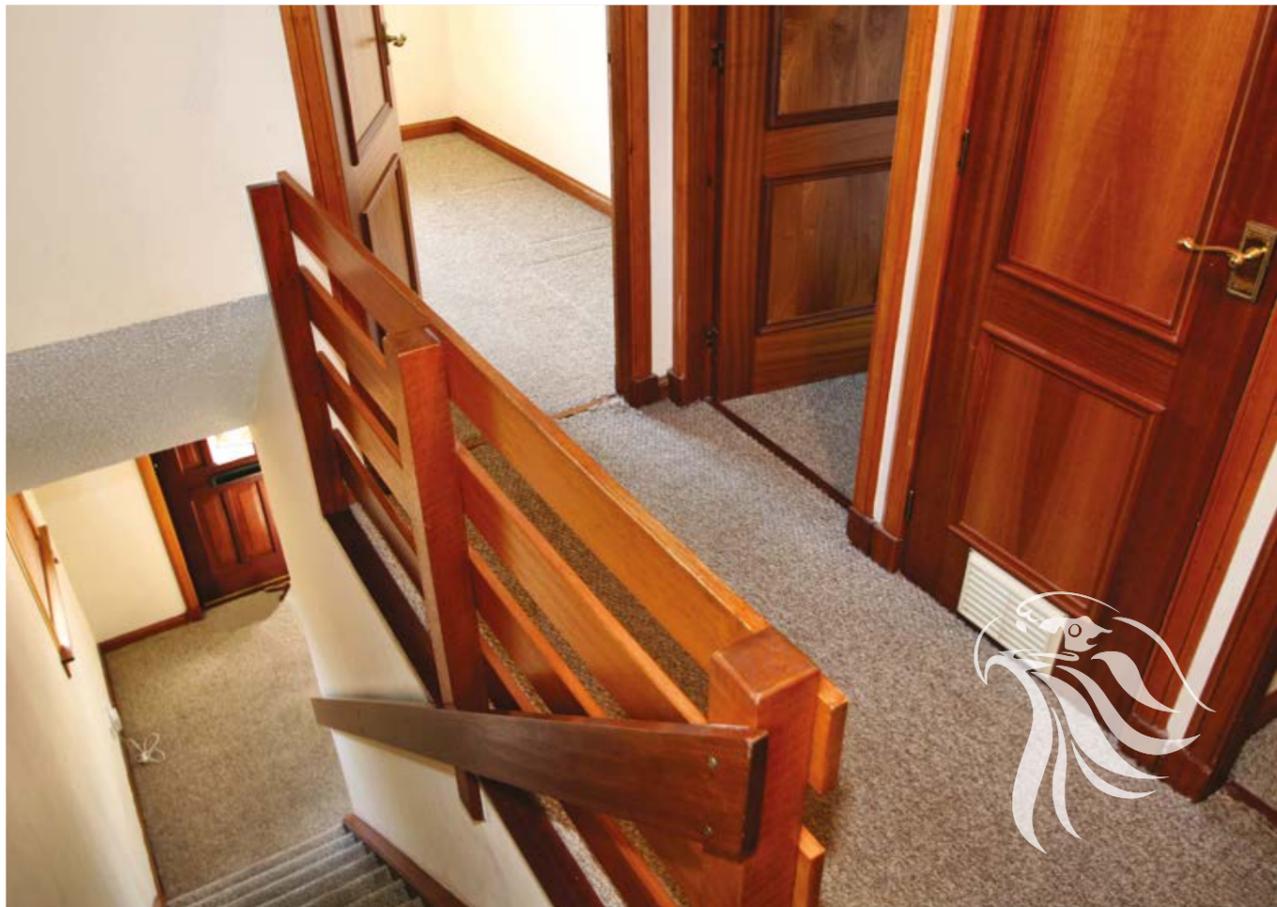
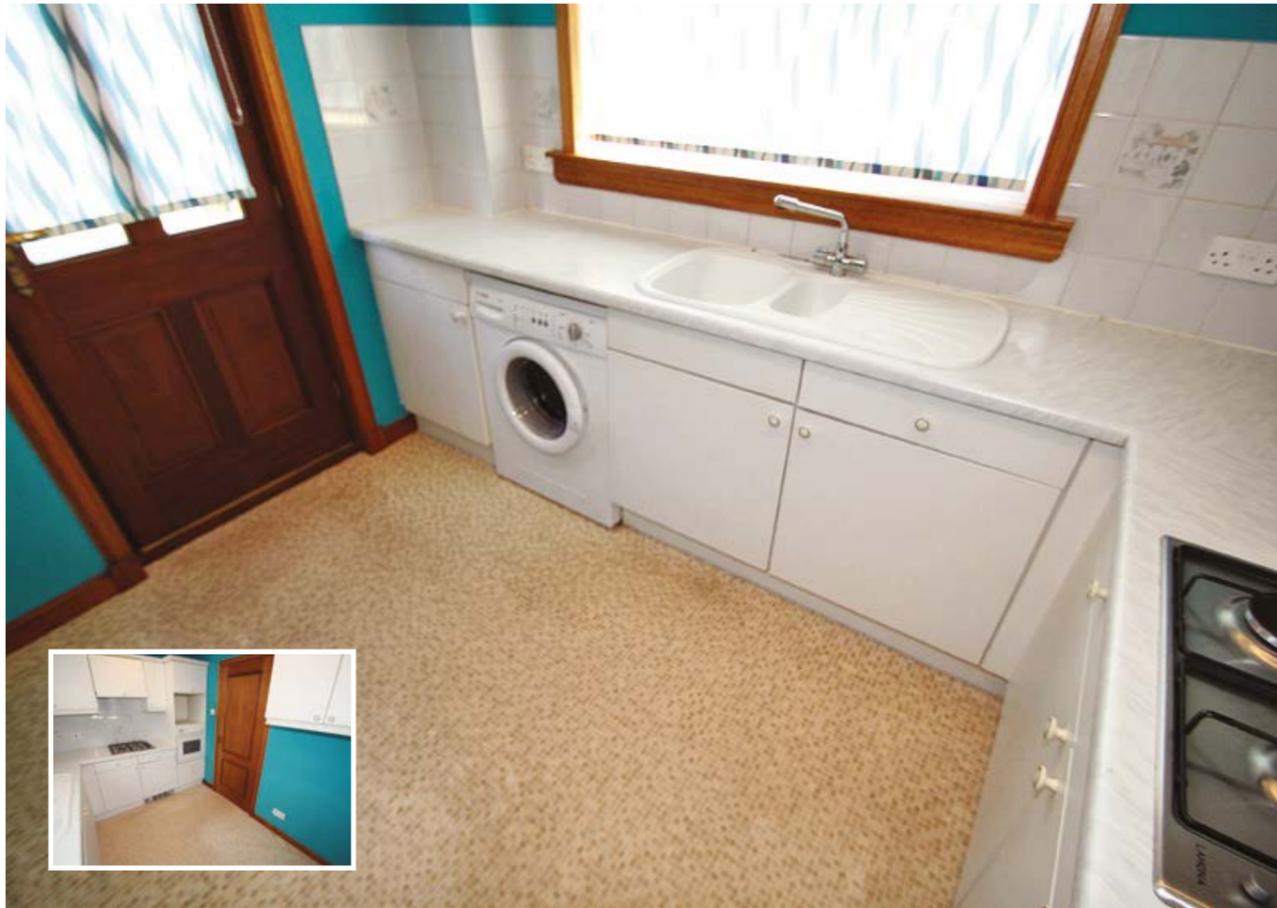
#### Front Garden

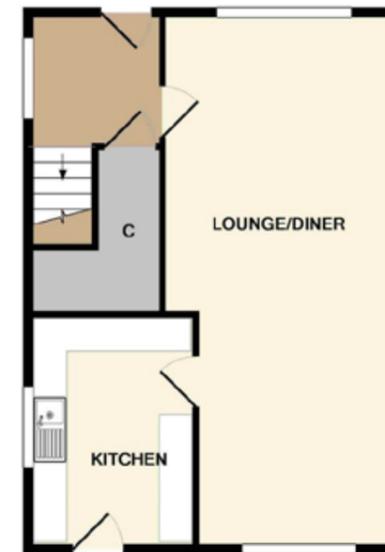
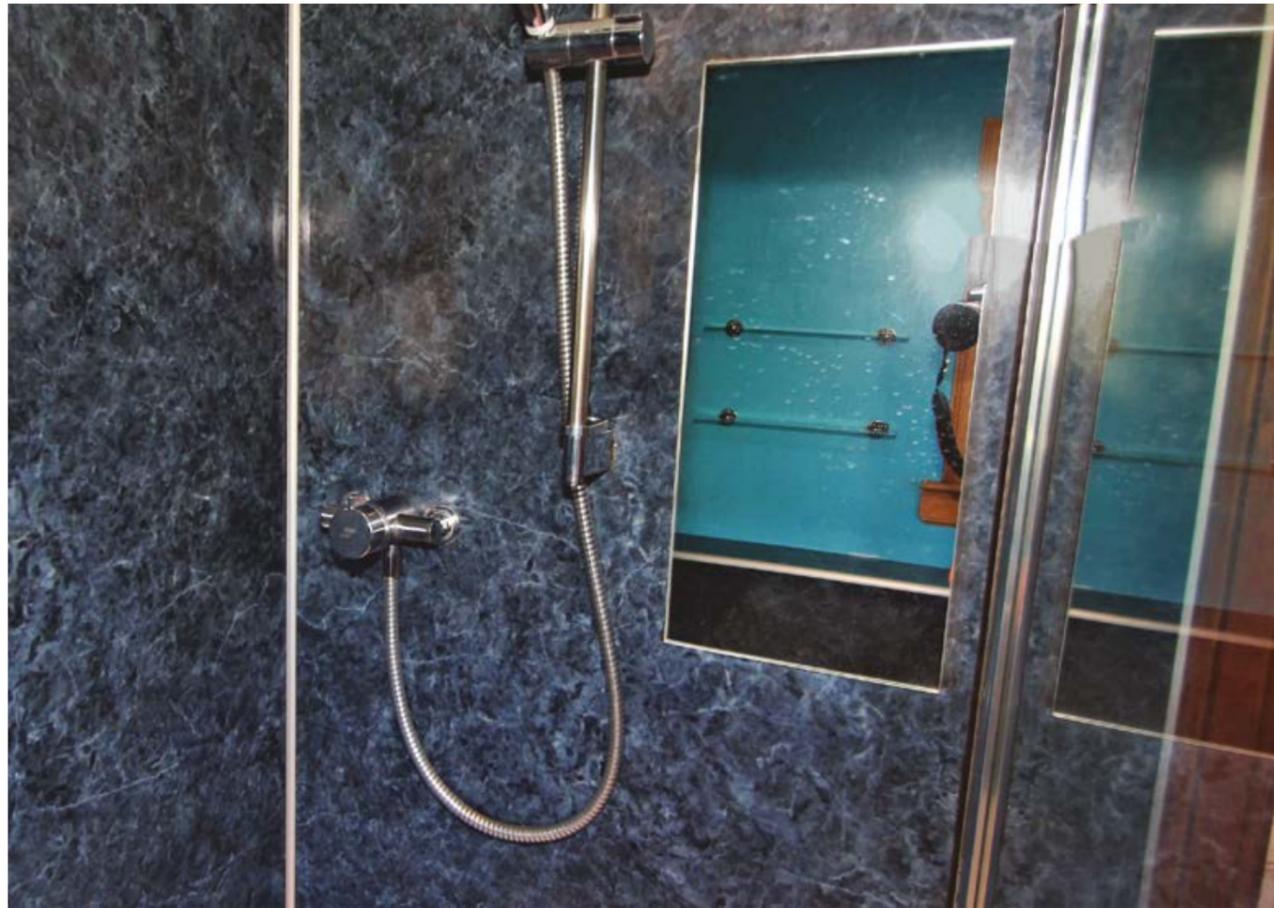
The front garden is an easily managed lawn with stairs to front door.

#### Rear Garden

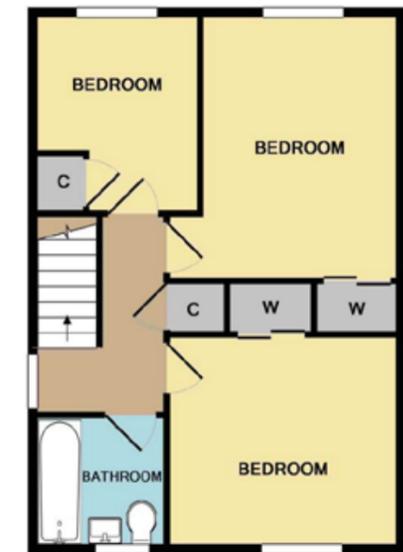
Mainly laid to lawn with shrub border and some mature trees, slabbed patio area ideal for al fresco summer dining, secluded safe and secure play area for youngsters.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2019



# Alan E Masterton

## SOLICITORS & ESTATE AGENT

12-14 Maule Street,  
Monifieth, Angus  
DD5 4JN  
LP-1 Monifieth

52a Church Street,  
Broughty Ferry  
Dundee DD5 1HB  
Phone: 01382 539 313

t. 01382 539 313  
f. 0845 643 1609  
e. [info@legaleagles.tv](mailto:info@legaleagles.tv)  
w. [legaleagles.tv](http://legaleagles.tv)

### Home Report

Please visit our own website at [www.legaleagles.tv](http://www.legaleagles.tv) then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

### Council Tax

D (Angus Council 11-Aug-19)

### EPC Rating:

C

### Travel Directions

Travelling east main along the Broughty Ferry to Monifieth Road (A92) proceed through the Claypotss Intersection for approximately half a mile then proceed straight on at the first roundabout and again at the second roundabout for a distance of approximately 3 miles, at the third roundabout take the third exit in to West Grange Road, Monifieth and proceed for .4 mile then take the right turn in to Solway Gardens, then left again in to Solway Gardens then proceed for 108ft then turn left in to Auchencairn place, you can park in the large cul-de-sac communal parking area and number 16 is located in the row of homes on the north of the parking area. One of our bright for sale signs is in the garden and allows for easy location of the property, one of our staff or the owners will meet you at the property and answer any questions you may have after viewing.

### 7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539 313, 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.

# [www.legaleagles.tv](http://www.legaleagles.tv)

## "WHEN RESULTS MATTER"

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

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...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH