



**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



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5 Broomhill Drive, Monifieth, DD5 4TB

Offers Over £114,950

Mid Terraced Bungalow

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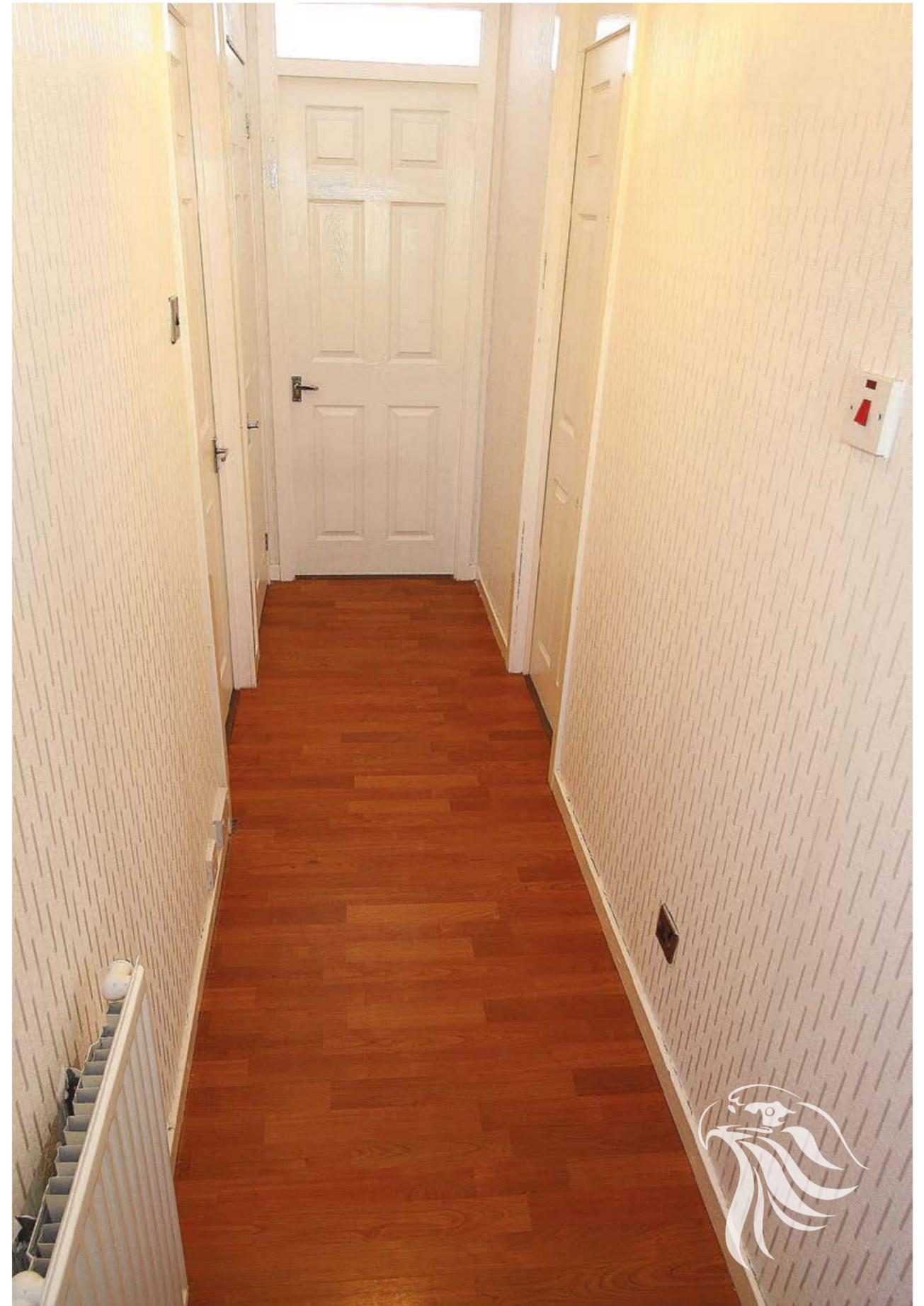
## Mid Terraced Bungalow

### 5 Broomhill Drive, Monifieth, DD5 4TB

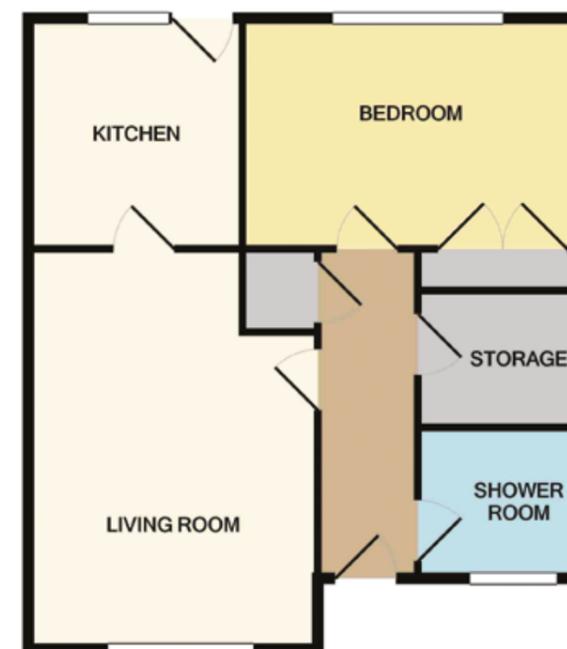
Situated in a popular residential area of Monifieth, within a short walking distance of the town centre, Monifieth sea front and golf courses, we are delighted to offer for sale this pristine well-presented mid terraced bungalow. Located in a quiet street of mixed and similar type properties. Commencing with the entrance hallway which gives access to the majority of the accommodation in the property. Through the door on your right hand side from the hallway you enter the shower room, which incorporates a 3 Piece white bathroom suite, consisting of WC, wash hand basin and shower, mains powered instantaneous shower. The next door to your right accesses the large walk-in storage cupboard, straight on through the hall and you enter the bedroom. The bedroom is generously proportioned for the occupier's comfort and has a UPVC double glazed window overlooking the rear of the property. The door to the left of the hall takes you into the generously proportioned lounge, which has been tastefully decorated in a neutral colour, being west facing the room benefits for the majority of the day from the light streaming through the UPVC double glazed window which overlooks the front elevation of the property. The kitchen is accessed directly from the lounge or from the rear of the property through the rear entrance door and in keeping with the rest of the property provides a generous space both in terms of the work surfaces that provide ample space for even the most enthusiastic of cooks, and the room also has enough space for a small dining table and chairs or breakfast bar where guests may enjoy the spacious kitchen and everyday dining. The kitchen further incorporates a Natural Pine half opaque glass pane security door to the rear of the property and benefits from the light provided by the UPVC double glazed window overlooking the rear elevation of the property. The rear garden area is very spacious, patio area laid in slabs with garden shed for additional storage, provides an excellent private secluded space for children at play etc.

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 benefits from a recently installed gas boiler. Only after internal viewing can justice be done to the potential provided by the accommodation offered for sale in this property.

<b>Hall:</b> Large storage cupboard.	<b>10ft 9ins x 2ft 9ins</b>	<b>Bedroom:</b> Generously sized bedroom area with UPVC double glazed window overlooking the rear of the property, oak laminate flooring, built-in double wardrobe, radiator.	<b>13ft 7ins x 8ft 9ins</b>
<b>Lounge:</b> Generously sized, bright and spacious living area with large UPVC double glazed window overlooking the front elevation of the property, oak laminate flooring, feature fire surround with electric convector fire within, radiator.	<b>16ft 4ins x 10ft 5ins</b>	<b>Shower Room:</b> Tastefully decorated shower room incorporating 3-piece white bathroom suite, consisting of WC, wash hand basin and shower cubicle with instantaneous mains electric shower, fully tiled, radiator.	<b>6ft 4ins x 5ft 4ins</b>
<b>Kitchen:</b> Spacious kitchen with various sized floor and wall mounted cupboards, topped with marble effect work surfaces with space for electric or gas cooker, room for dining table and chairs or breakfast bar. Rear half pane Natural Pine security door to the rear garden area. White UPVC double glazed window overlooking the rear elevation of the property, radiator.	<b>12ft x 10ft 5ins</b>		







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.  
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# 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.legaleageles.tv](http://www.legaleageles.tv) then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

### Council Tax

C (Angus Council 24th April 2020)

### EPC Rating:

C

### Location:

Number5 Broomhill Drive is located off the main Monifieth High Street. The property is located within easy access of Monifieth town centre and is well served by various bus routes, local shops and schools (if required school rolls should be checked for vacancies and places earmarked prior to making any offer).

### Travel Directions

Heading along the Angus Coast Road (A930) through Monifieth take a turn to your left leading on to Lorne Street then Broomhill Drive. Continue straight on up the hill and number 29 is to your right; you can park at the rear of the property. One of our bright for sale boards is located within the front garden of the property.

### 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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