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7 Fontstane Terrace, Monifieth DD5 4LH

Detached Villa



www.legaleagles.tv

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Detached Villa

7 Fontstane Terrace, Monifieth DD5 4LH

Situated in a popular residential area of Monifieth, we are delighted to offer for sale this 3 bedroomed family home within a quiet street of similar styled properties.

This superb detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway with wooden staircase, large open plan lounge, dining and kitchen area, double bedroom and a large shower room. Stairs from the hallway lead to an upper landing giving access to the further two double bedrooms, shower room and a utility room.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and schools. Only after internal viewing can justice be done to the potential of this spacious accommodation which could provide an ideal family home, therefore early viewing is highly recommended.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

The bright and welcoming entrance hall is accessed through a solid wooden glazed security door, wooden staircase gives access to the upper floor, carpeted, built-in storage cupboard, radiator.

Lounge:

3.9m x 5.2m;

A spacious and bright family room which is flooded by natural light from the 2 large double-glazed windows overlooking the back garden and the large full height window in the dining area. The room provides a comfortable atmosphere in which to relax and gives direct access into the rear garden, carpeted, eyeball downlights, radiator.

Kitchen/ Dining:

2.2m x 6.9m;

Ample storage space provided by a good range of floor standing and wall storage units with complimentary worktop and tiled splash back. Double oven, 5 gas burner hob with extractor, space for tall fridge/freezer, stainless steel sink with drainer, space for washing machine, space for dishwasher, walls fully tiled, vinyl flooring.

Shower Room:

2.3m x 2.8m;

Extremely large family shower room comprising of a large low level walk in shower with mains operative rainfall shower within, wash hand basin within a vanity unit providing useful additional storage, w.c., walls fully tiled (wet wall within the shower), tiled flooring, heated towel rail, parador ceiling, opaque window.

Bedroom 3:

3.8m x 2.8m;

A generous sized bright and airy room with dual aspect double glazed windows, built-in double mirrored wardrobe, carpeted, radiator.

Stairs to upper accommodation:

Wooden staircase leading to the upper landing giving access to two double bedrooms, shower room, utility room and hatch to the floored loft space.

Upper Floor:

Bedroom 1:

3.8m x 4.2m;

Extremely spacious double bedroom with large window overlooking the rear garden, ample amount of storage space provided by a built in wardrobe as well as two eave storage cupboards, carpeted, eyeball downlights, wall lights, radiator

Bedroom 2:

3.8m x 3m;

Very bright and spacious double bedroom with window overlooking the front of the property, built-in mirrored wardrobes, radiator.

Shower Room:

1.8m x 2.2m;

Large shower room comprising of a shower cubicle with pivot door and electric shower within, wash hand basin with pedestal, w.c., walls partially tiled, vinyl flooring, radiator, velux window.

Storage Room:

Excellent additional storage space which is being used by the current owners as a utility room, shelf storage, velux window, carpeted.

Garden:

Attractive, low maintenance garden areas to the front, side and back of the property. To the front of the property is a long paved driveway that leads to an external garage as well as a lawn area with mature shrubs and bushes. Access to the back garden can be gained via a path through an arched gate. The garden to the rear of the home is also easily maintained; laid mainly with lawn with patio area providing excellent space in which to relax in the summer months. Raised stone wall borders of mature trees, shrubs and bushes provide a tranquil backdrop to the home. Garden shed is included in the sale.

Garage:

Detached garage accessed by an electric up and over door as well as an entrance for the rear garden. Ideal for additional storage space.

Directions:

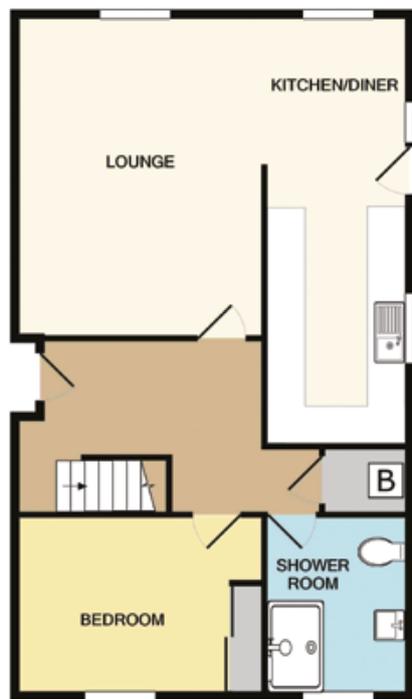
Driving east from Dundee on the A930 continue through Broughty Ferry towards Monifieth. Once in Monifieth take a left turn onto Bank Street then take the second right onto Rattray Street. Half way up Rattray Street turn left onto Rattray Place. Then turn right onto Fontstane Terrace. Number 7 is situated on your right hand side with one of our bright for sale boards positioned in the garden to assist you with locating.



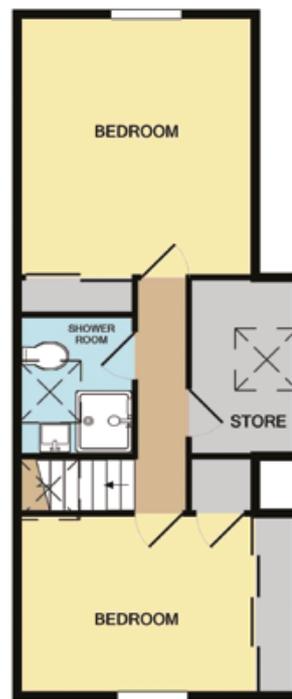








GROUND FLOOR



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.
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Home Report:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

E (Angus Council 3rd March 2021).

EPC Band:

C

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).

You can arrange your viewing appointment with us directly on our dedicated viewings e-mail: viewingstobook@gmail.com

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

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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