



Alan E Masterton
SOLICITORS & ESTATE AGENT

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AGENTS

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35 South Street, Ladybank Mews, Monifieth, Angus, DD5 4PJ

First Floor Flat

www.legaleagles.tv

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First Floor Flat

35 South Street, Ladybank Mews, Monifieth, Angus, DD5 4 PJ

Situated within a popular residential area of Monifieth we are delighted to offer for sale this well presented first floor apartment which forms part of the Ladybank Mews development built by Stewart Milne Homes Ltd. This pristine ready to move-in-to spacious flat comprises of a bright lounge, kitchen with breakfast bar, bathroom and 2 double bedrooms with built-in wardrobes. The apartment is within easy walking distance of Monifieth centre, rail station, beachfront and bus stops and benefits from allocated parking, secure entry system, gas central heating and double glazing.

Entrance Hall:

The hallway gives access to all rooms of the apartment and benefits from the installation of a large storage cloak/cupboard, entry system phone, oak laminate flooring.

Lounge:

3.9m x 5.2m

Spacious and airy lounge flooded with natural light from a large double glazed window overlooking the front of the property. carpeted, radiator

Kitchen:

2.9m x 3m

Modern fitted kitchen with ample storage provided by shaker style wall and floor cabinets with contrasting worktops, breakfast bar giving dining option, ceramic electric hob with electric oven, space for tall fridge freezer and plumbed for washing machine, single drainer stainless steel sink with pillar tap, tiled splashbacks, vinyl flooring, radiator.

Bedroom 1:

2.5m x 3.9m

Ideal spacious bedroom overlooking the front of the property, large double mirrored wardrobe, carpeted, radiator.

Bedroom 2:

2.2m x 3m

Another spacious additional room, ideal youngsters bedroom or would provide ideal study/office space, overlooking the rear of property, large double built-in mirrored wardrobe, carpeted, radiator.

Bathroom:

1.8m x 2m

Well appointed bathroom with white 3 piece suite, wc and wash hand basin within a vanity unit with tiled splashback providing ample additional storage space, full length bath with mains shower within, glass shower screen, opaque double glazed window, radiator, vinyl flooring.

Directions:

Travelling eastwards through central Monifieth from Dundee on the (A92) turn right in to Union Street and proceed for appx 500yds then take the road left in to South Street and proceed for approximately 800yds, 35 is situated to your left and there is ample parking to the front or rear of the block, one of our bright for sale boards is positioned within the front window of the property to assist you with locating.











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:

C (Angus Council 3rd Sept 2021).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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.

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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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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.
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