



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



**2 Bedroomed, Upper Apartment**  
**8 Greenbourn Gardens, Monifieth, DD5 4EU**

**Fixed Price £120,000**

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

**DD5** ESTATE AGENTS

# 2 Bedroomed, Upper Apartment

## 8 Greenbourne Gardens, Monifieth, DD5 4EU

Situated within a popular retirement complex within Monifieth, 8 Greenbourne gardens is a well-presented upper floor apartment offering comfortable, secure living over the one level. The development was constructed by the local Bett Builders and is a very spacious and well laid out development with large green areas, mature trees and ample parking for residents and their visitors.

The 2 bedroomed property enjoys an elevated position overlooking the garden grounds and comprises of a bright lounge that leads into a bright kitchen, shower room as well as w.c, large walk in storage cupboard and 2 double bedrooms with built-in storage. The entrance to the property is through a secure upvc door from a well maintained carpeted stairwell and landing.

The development is managed by the Bield Housing Association and there is a purchaser age restriction of 60 years and over, with a yearly maintenance fee which includes a part time warden. (please enquire as to the current rate of maintenance costs prior to submitting any offer).

Property benefits from gas central heating, double glazing and is within easy walking distance of Monifieth centre and bus stops.

### Entrance Hall:

The property is entered through an extra wide, white security door which leads into a large hallway giving access to the lounge, 2 bedrooms, w.c and shower room as well as a large walk in storage cupboard and attic hatch. Carpeted, radiator.

### Lounge: **3.88m x 3.7m**

Spacious and airy lounge with outstanding outlook into the beautifully landscaped centre of the development with mature trees and shrubs. Lounge gives direct access into the kitchen. Carpeted, radiator

### Kitchen: **1.89m x 2.97m**

A bright kitchen with ample storage space provided by a range of wooden wall and floor units with complementary worktop and tiled splashback. Appliances include electric hob with under counter double oven and space for tall fridge freezer and plumbed for a washer/dryer. Window gives lovely views over the garden grounds, vinyl flooring.

### Bedroom 1: **2.91m x 3.08m**

A spacious double bedroom overlooking the rear gardens of the home, large built-in mirrored wardrobes provide ample storage space, carpeted, radiator.

### Bedroom 2: **2.30m x 3.07m**

Another spacious additional room overlooking the rear garden, ideal guest bedroom or study room, carpeted, radiator.

### Shower room: **1.86m x 1.62m**

Well appointed fully tiled shower room with w.c, wash hand basin within a vanity unit providing great additional storage, shower cubicle with electric shower within, radiator, carpeted

### W.C: **1.57m x 1.03m**

A great additional room comprising of a w.c and basin with full pedestal, partially tiled, radiator, carpeted.

### Directions:

Travelling eastwards through central Monifieth from Dundee on the (A92) continue past the large Tesco store then the library on the right hand side. Turn left into Lorne Street then immediately left into Greenbourne Gardens where you will find residential and visitor car parking. A member of our staff will meet with you at the property and show you around the apartment and answer any questions you may have.









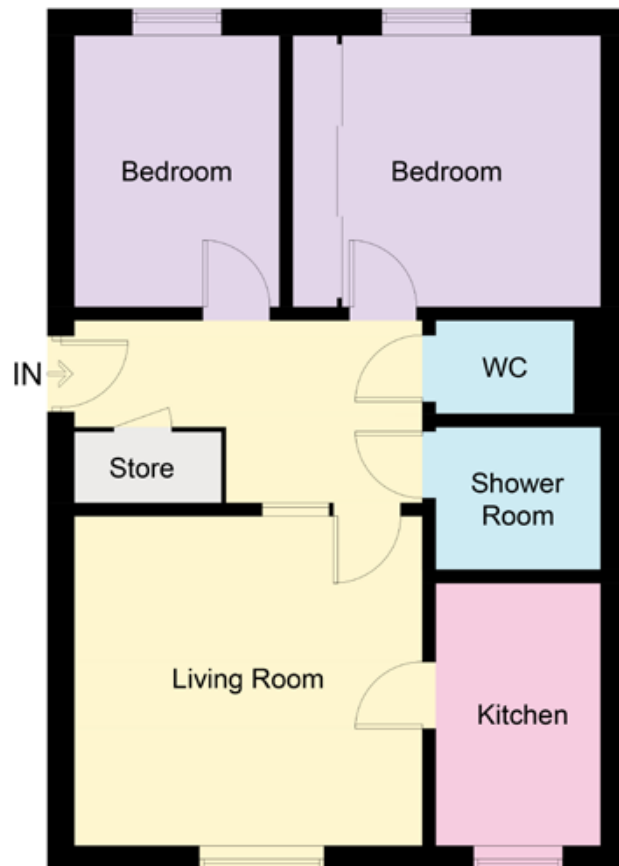
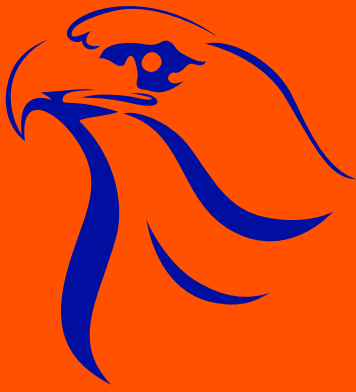


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID955974)



# Alan E Masterton

## SOLICITORS & ESTATE AGENT

### Home Report Access:

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 Band:

C (Angus Council Feb 23)

### 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](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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

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

#### 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