



GILSON GRAY

LAW • PROPERTY • FINANCE

14 LAIRDS WALK
Monifieth, Dundee, DD5 4AD



Part of the prestigious Seaview Manor development in Monifieth, this two-bedroom first-floor apartment is a stylish residence that offers the best in contemporary living. The spacious home is finished to high standards and equipped with premium fixtures and fittings, including a high-spec family bathroom, an en-suite, and a fantastic kitchen. It further boasts a private balcony deck and a sociable open-plan reception area, providing sumptuous accommodation for a wide demographic of buyers.

Extras: all fitted floor coverings, window blinds, light fixtures, and integrated kitchen appliances (induction hob, statement extractor, Siemens oven and microwave, dishwasher and fridge/freezer) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- An impressive first-floor apartment
- Part of a much sought-after development
- In the coastal town of Monifieth
- Brightly lit entrance hall with storage
- Open-plan kitchen/living/dining room
- High-quality integrated kitchen design
- Separate utility room for laundry
- Private, southwest-facing balcony deck
- Two double bedrooms with wardrobes
- Contemporary en-suite shower room
- Family bathroom with overhead shower
- Manicured communal garden
- Private residents' parking
- Solar-panelled roof
- EPC rating - A
- Council Tax Band - D







"PREMIUM FIXTURES
AND FITTINGS WITH A
CONTEMPORARY EN-SUITE
SHOWER ROOM AND A
FAMILY BATHROOM WITH
OVERHEAD SHOWER"

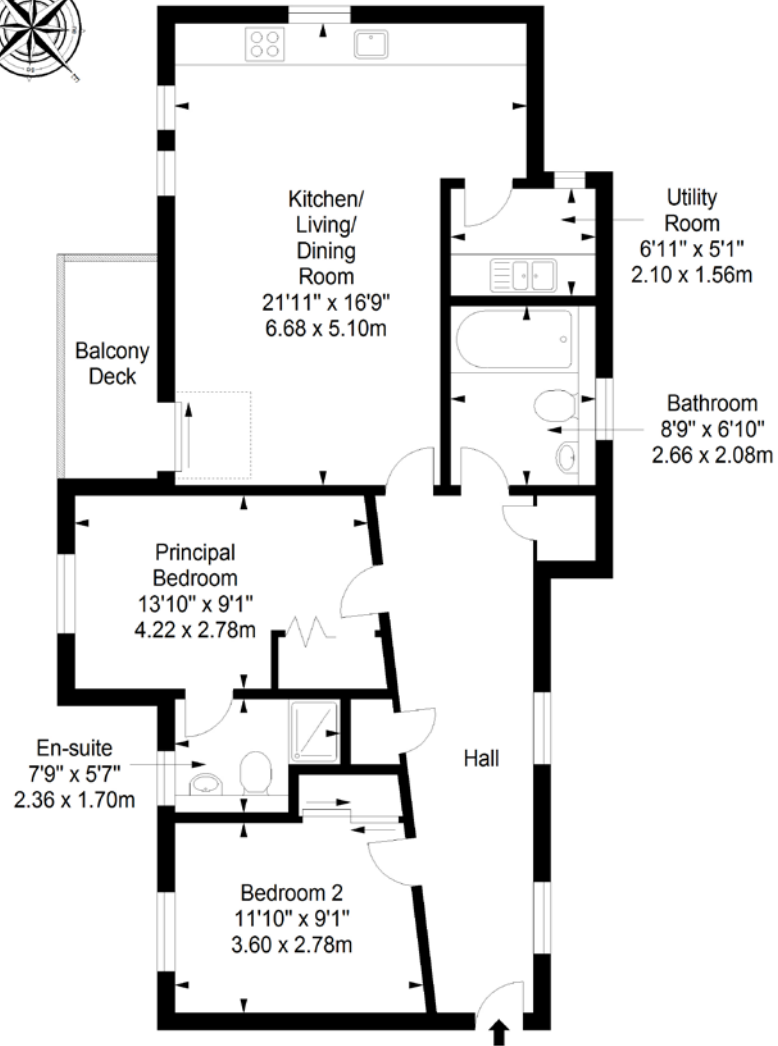




FLOORPLAN

First Floor

Approx. 83.3 sq. metres (896.6 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
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GLASGOW

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EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1NU
01382 201 000



BORDERS

01890 880 008



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