



lindsays

17 Panmure Street
Monifieth, DD5 4EA

"A deceptively spacious end terraced period style villa in central Monifieth"

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating Band F

OFFERS OVER £210,000



Description

This deceptively spacious end terraced stone built villa is ideally located within central Monifieth just a few minutes walk from the vibrant shopping area and lovely sea front. This family home is in move in condition throughout and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding fridge freezer and washing machine in the kitchen. Entering the accommodation on the ground floor you will find an impressive, south facing lounge with period features including fireplace, coving, press cupboard and bay window. Moving to the rear there is a well proportioned dining room with large understair cupboard and good sized breakfasting kitchen with access to the rear garden. On the half landing lies the generous family bathroom which boasts both a separate bath and shower cubicle. The double master bedroom also features a south facing bay window. The second double bedroom has a period fireplace, with the third single room also being ideal as a home office.

Externally the main garden is fully enclosed and lies at the rear. There are two patio areas to make the most of the sun throughout that day. On street parking is available close by and on Panmure Street.

This lovely home is ideal for a variety of buyers and we strongly recommend viewing to fully appreciate the accommodation on offer.

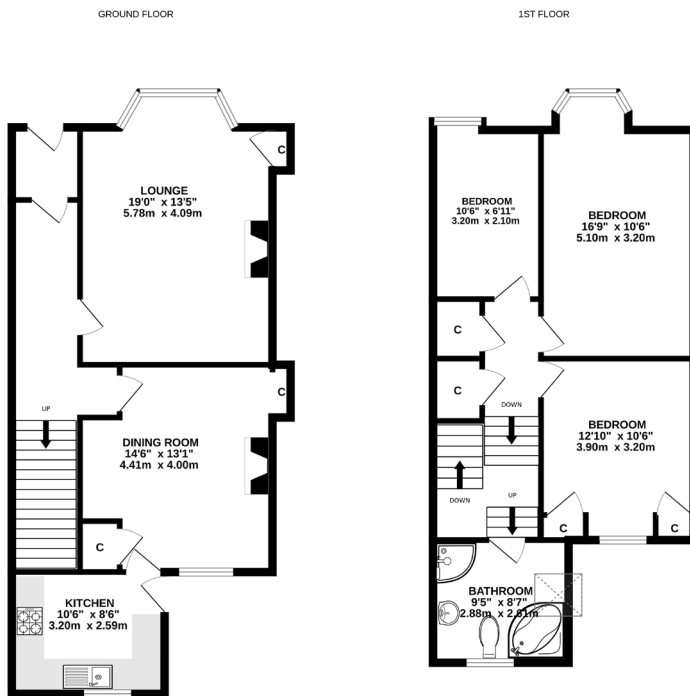
Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Balmossie Station.

Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.