



**Thorntons**  
The right way to move

5 North Union Street, Monifieth,  
Dundee, Angus DD5 4DB





## Summary

Detached traditional cottage situated within easy walking distance of Monifieth town centre, beach-front and golf course, comprises: open plan lounge with split level dining/kitchen and open pitched ceiling with exposed beams, double bedroom and shower room which lead off the main reception area, plus gas fired central heating and double glazing. Access is gained to the under-floor storage void from the kitchen where there is approximately 1.5 metres clearance in height giving ample storage space within the property. The space is ideal for additional white goods.

## Features

- Popular Central Location
- Detached Cottage
- Lounge
- Kitchen
- Bedroom
- Shower Room
- GCH; DG; EPC - E
- On-Street Parking

## Room Measurements

Lounge: 13'7 x 14'1 (4.14m x 4.29m)

Kitchen/Dining: 9'8 x 12'8 (2.95m x 3.86m)

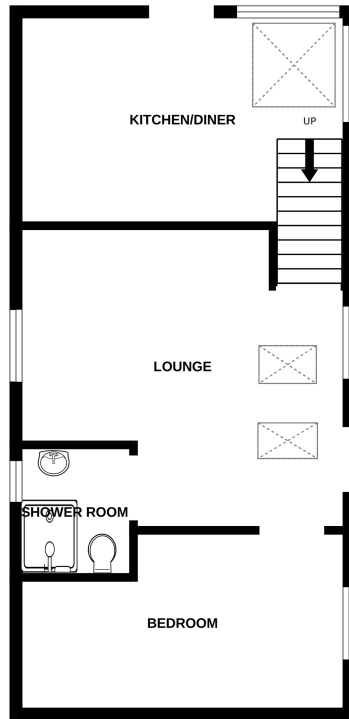
Bedroom: 9'0 x 14'8 (2.74m x 4.47m)

Bathroom: 4'8 x 6'7 (1.42m x 2.01m)



# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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