



**lindsays**

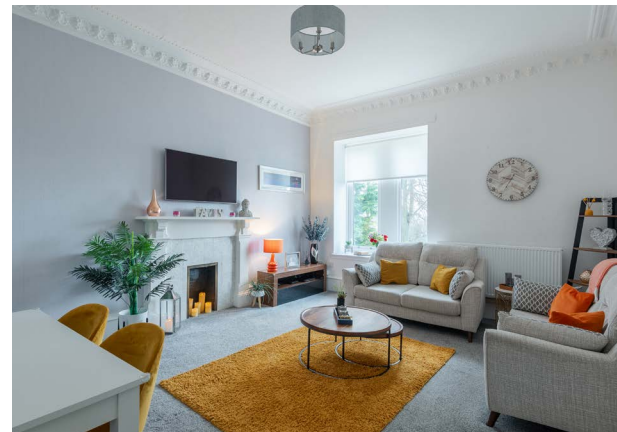
Flat 5 The Grange, 12 Grange Lane,  
Monifieth, DD5 4NB.

*"An impressive and generous apartment forming part of the Grange Mansion House in popular Monifieth"*

- Vestibule & Hallway
- Lounge/Dining Room
- Kitchen
- 1 Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Shared Garden Grounds
- Residents Parking

EPC Rating D

**OFFERS AROUND £145,000**





## Description

Located at the end of a quiet and secluded cul-de-sac lies this superb and extremely spacious apartment which forms part of the impressive, listed Grange Mansion House in the popular town of Monifieth. This stunning apartment is in superb condition throughout with the current owner having upgraded the heating system and décor and practical benefits include recently installed double glazing, gas central heating, secure entry and residents allocated parking. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated dishwasher, oven and hob and freestanding washing machine and fridge freezer in the kitchen. The apartment is accessed through the main secure entrance and moving up the sweeping staircase to the first floor where you will find number five.

Entering the apartment through the vestibule into the wide hallway you will find a useful walk in cupboard. The magnificent lounge benefits from the morning sun and offers views out towards the river. It boasts lovely period features and ample room for a dining table and chairs. A door leads from this to the contemporary kitchen with sleek white units. The good sized double bedroom benefits from excellent fitted storage and the stylish bathroom has a shower over the bath. The hallway has a hatch to the attic space.

Externally the building sits within mutual grounds laid mainly with lawn. There is residents parking outside of the property and ample space for visitors nearby.

This magnificent apartment and private location can only be fully appreciated by viewing which is highly recommended.

## 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.

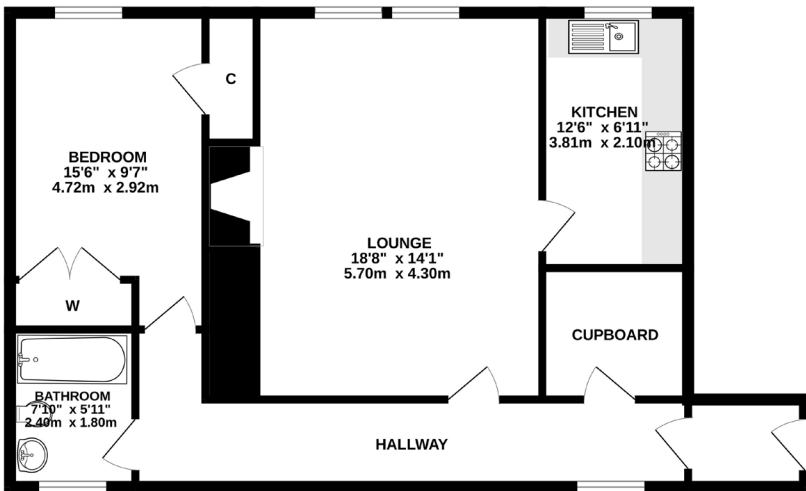
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

## Viewing

By appointment through Lindsays on 01382 802050



1ST 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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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.