



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

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

2 Angus Drive, Monifieth, DD5 4UA

4 Bedroomed Detached Villa



## 2 Angus Drive, Monifieth, DD5 4UA

Situated within an extremely popular residential area of Monifieth, this immaculately presented 4 bedroomed family home provides an opportunity to purchase a quality detached villa situated within a quiet street of similar styled properties. This highly sought after modern development, Victoria Grange, has close access to all local amenities schools, shops, transport links, fitness centre, beach and golf courses.

This superior detached villa built by Barratt homes offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, spacious lounge overlooking the front of the home, rear facing modern kitchen with utility and dining, family room area with French doors opening out into a fully enclosed garden with a large, raised decking. A large w.c, under stair storage cupboard and versatile room which would make an ideal home office space or playroom complete the ground level. Stairs from the hallway lead to an upper galleried landing giving access to the master bedroom with en-suite, a further 3 bedrooms and luxury family bathroom.

This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended. Property benefits from gas central heating, double glazing, solar panels and is sold with all fitted floor coverings, light fittings and blinds where fitted.







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## ***Entrance Hall:***

Bright and welcoming entrance hall accessed through a composite security door giving access to the lounge, dining kitchen, w.c, ground floor study and storage cupboard, high spec tiled flooring throughout bounces light into the entrance giving it a luxury feel. Carpeted staircase leads to a galleried top landing giving access to all bedrooms and family bathroom, storage cupboard, access to attic space.

## ***Lounge:***

A well-proportioned, spacious family room. The large window overlooking the front of the home floods this room with natural light making it a cosy and comfortable spot to relax..

## ***Kitchen/ Dining / Family Area:***

A contemporary kitchen with dining and family area that enjoys the feeling of space and lightness with white gloss cabinets and tiled flooring bouncing the natural light throughout the room. French doors give the option to full open up this living space in the warmer months. Leading out into an enclosed garden with well-maintained raised decking area making it an ideal spot for outdoor dining and relaxation. Ample storage space within the kitchen is provided by a good range of wall and base units with complementary worktop with upstand. Appliances within the kitchen are all integrated and include a built-in double oven, 4 gas burner hob with built-in extractor and dishwasher.

## ***Utility:***

Leading off from the kitchen, the utility area gives an excellent additional storage space with integrated fridge/freezer, washing machine and space for tumble dryer.

## ***Study:***

A lower level study giving a great additional, versatile room which would make an ideal home office space or playroom overlooking the front of the home.

## ***W.C:***

Accessed directly from the entrance hall, this spacious cloakroom consists of a w.c and wash hand basin and is tiled to dado height with tiled flooring.

## ***Upper Floor:***

### ***Master bedroom:***

Very spacious bright and airy double bedroom with window overlooking the front of the home, mirrored built-in sliding wardrobe provide ample storage space. The master also benefits from a luxury en-suite shower room.

### ***En-suite shower room:***

A generous sized and stylish en-suite with large shower enclosure with mains operative shower within, wash hand basin, w.c., opaque window, chrome heated towel rail and modern luxury tiles.

### ***Bedroom 2:***

Another bright and airy bedroom overlooking the front of the property.

### ***Bedroom 3:***

Another generous sized room with window overlooking the rear of the home, ideal youngsters bedroom which benefits from sliding mirrored wardrobes.

### ***Bedroom 4:***

A versatile room with built in mirrored wardrobe and large window overlooking the rear of the home.

### ***Family Bathroom:***

A modern family bathroom comprising of a full size bath, w.c and wash hand basin with contemporary tiled splashback and chrome heated towel rail.

### ***Garage***

The garage is accessed by an up and over door from the driveway. Light and power points installed, ideal additional storage or car storage facility.

### ***Garden Area:***

Attractive low maintenance garden areas to the front and back of the home. The front of the property is laid with lawn with a large driveway leading to the garage and front entrance. The fully enclosed garden area to the rear of the home is beautifully landscaped with raised decking area and modern outdoor lighting.

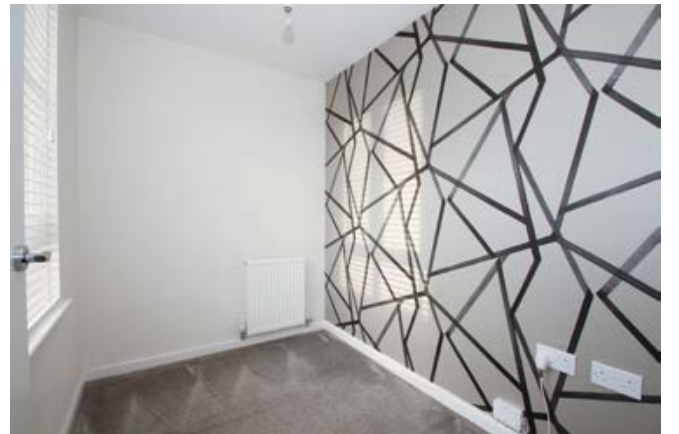














GROUND FLOOR



1ST FLOOR



***Directions:***

Proceeding east from Dundee on the main Arbroath Rd (A92) at the Dobbies roundabout take the 3rd exit onto Victoria Street. Follow the road round and take the second right onto Angus Drive, entering the Victoria Grange development. Number 2 is situated on your right hand side with one of our bright for sale boards positioned in the front garden to assist you with locating.

***Council Tax Band:***

E (Angus Council Jan 2024).

***EPC Band:***

B

***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)





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**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.