



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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2 Bedroomed Detached Bungalow
5 Fontstane Terrace, Monifieth, DD5 4LH

Offers Over £225,000

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2 Bedroomed Detached Bungalow

5 Fontstane Terrace, Monifieth, DD5 4LH

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this extremely spacious detached bungalow with two generous sized bedrooms and living space as well as ample built in storage throughout. Number 5 also benefits from a secluded garden area with raised decking and a large monobloc driveway which leads to a detached garage.

The property offers spacious accommodation flooded with natural light throughout. Accommodation in full comprises of: an entrance hallway giving access to the bright lounge with sliding doors leading out onto a decking area, a kitchen with walk in larder, 2 double bedrooms, one with ensuite, a shower room and large hallway storage cupboard. The garden is well maintained and low maintenance, laid mainly with stone chips and mature shrubs.

This highly sought after, family friendly area is close to all local amenities and has close access to schools, shops, transport links, fitness centre, beach and golf courses. The property has been well maintained and benefits from ample built in storage space throughout, double glazing and gas central heating.

Entrance Hallway:

The bright entrance hall is accessed from a white upvc security door. The hallway gives access to the bright lounge, shower room, two double bedrooms and hallway storage cupboard. Wooden flooring from the hallway continues through to the lounge creating a warm and welcoming entrance.

Lounge: **5.2m x 3.95m**

A well-proportioned room which enjoys the feeling of space and lightness through the large patio doors overlooking the rear garden of the home. The sliding patio doors lead out onto a decking area giving the option to fully open up this bright living space in the warmer months. Door leading from the lounge gives access to the dining kitchen through a glazed door. The lounge benefits from wooden flooring creating a warm and bright space to relax.

Kitchen/ Dining: **4.25m x 2.25m**

A bright kitchen with ample storage space provided by a good range of wood effect floor and wall storage units with complimentary worktop and tiled splash back. Large window and glazed security door gives direct access to the rear garden flooding this room with natural light. Space for a dining table and chairs as well as a breakfast bar area provide dining options. Walk in larder gives excellent additional storage. Kitchen appliances include an integrated dishwasher, under counter oven with electric hob, space for American style fridge freezer, washing machine and tumble.

Utility Room **4.25m x 1.9m**

Wet Room: **2.25m x 1.95m**

A spacious shower room consisting of a w.c, wash hand basin and walk in shower cubicle with wet room tray and flooring.

Master Bedroom: **3.8m x 3.35m**

A very spacious double bedroom with built in sliding wardrobes and window overlooking the front garden. Benefits from a large ensuite.

Master Ensuite: **3.55m x 1.9m**

The large ensuite is a great addition to the master bedroom, with additional storage from built in sliding wardrobe. The ensuite comprises of a free stranding bath, wc, wash hand basin, chrome heated towel rail and is fully tiled throughout.

Bedroom 2: **3.8m x 2.9m**

Another spacious double bedroom with windows overlooking the front and side of the home.

Garden:

To the front of the property is a monobloc driveway that leads to an external garage to the side of the home. The garden areas to the front and rear of the home are both easily maintained; laid mainly with stone chips and a raised decking providing an excellent space in which to relax in the summer months.

Garage:

The garage is accessed by an up and over door from the driveway or from a upvc door from the rear garden. Ideal for additional storage space.







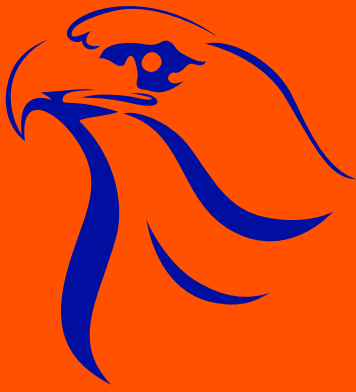




GROUND FLOOR



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.
Made with floorplan 12/24



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Directions:

Entering Monifieth along Ferry Road, turn left onto Albert Street, proceed before turning left onto Rattray Street. Take your first right onto Fontstane Road the left onto Fontstane Terrace. Number 5 is located on your right hand side with one of our bright for sale boards positioned in the front garden to assist with your locating.

Home Report:

please visit our own website at www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band: D

(Angus Council Dec 2023).

EPC Band:

C

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 (viewings must be arranged at least 24 hours before your requested viewing date/time)

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.

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