



lindsays

8 Balmossie Avenue
Monifieth, DD5 4QN

"An attractive three bedroom "Betts Almond" in a great location in Monifieth"

- Hallway
- Lounge
- Dining Room/Bedroom 4
- Kitchen
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £190,000



Description

Located in a quiet street in a popular neighbourhood close to the excellent schooling in Monifieth this three bedroom semi-detached property will make a lovely home for a young family.

The property requires a degree of updating and this has been reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker, washing machine and fridge freezer in the kitchen.

The accommodation on the ground floor comprises a comfortable lounge, separate dining room or bedroom four, kitchen and shower room. On the upper floor there are three double bedrooms with two benefitting from fitted furniture.

Externally at the front of the property lies a chipped driveway leading to a single garage. The garden is laid mainly with lawn and plant borders. The rear garden is south facing and benefits from sun throughout the day and is laid with a paved patio, lawn with borders and also has a greenhouse.

This lovely home and potential 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.

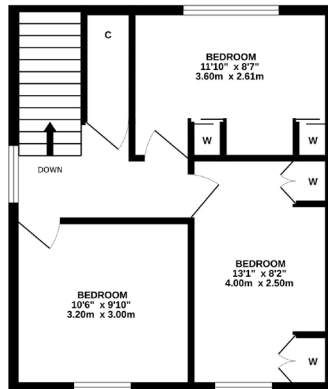
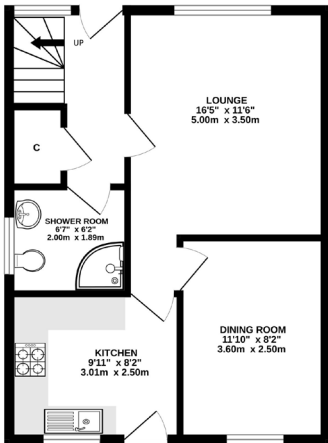
Viewing

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



GROUND FLOOR

1ST FLOOR



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.
Made with Metreplan 4/2014

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.