



lindsays

12 Princes Street,
Monifieth DD5 4AN

"Extremely spacious five bedroom semi detached villa with views across Monifieth Golf Club"





Description

Previously Monifieth Golf club this property has been beautifully converted into an extremely spacious family home by the current owners. Princes Street is ideally located for ease of access to a large number of local amenities including a number of shops, primary and secondary schools and a regular commuter bus route.

The accommodation offers versatile accommodation over two floors and comprises: hallway, bright and spacious lounge with multiple windows looking towards the golf club and multifuel burner. Large family room, dining room and modern dining kitchen. There is also a utility room, WC/Shower and large workshop. Upstairs there are five good size bedrooms and a beautiful family bathroom with separate shower cubicle. There is a second family bathroom and a jack and jill shower room. Benefits include mixed glazing and gas central heating. There is also ample storage throughout

Externally there is an enclosed garden to the rear. For ease of maintenance this is laid mainly with paving stones with a selection of mature plantings. A gate gives direct access to Monifieth golf course.

This size and location of this property can only be fully appreciated by viewing.

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.

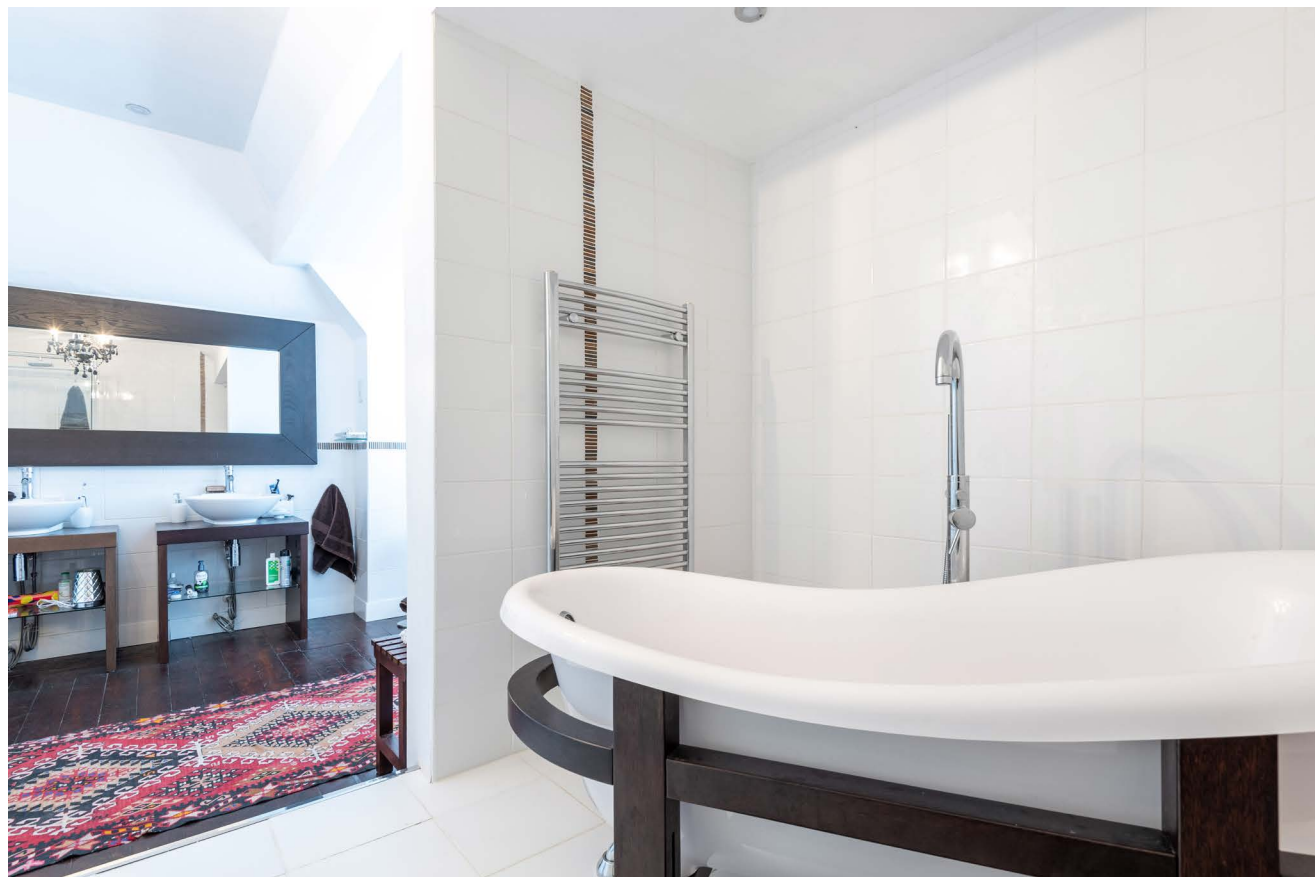
Viewing

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

- Hallway
- Lounge
- Family Room
- Dining Room
- Dining Kitchen
- 5 Bedrooms
- 2 Family Bathrooms
- Shower Room
- Gardens

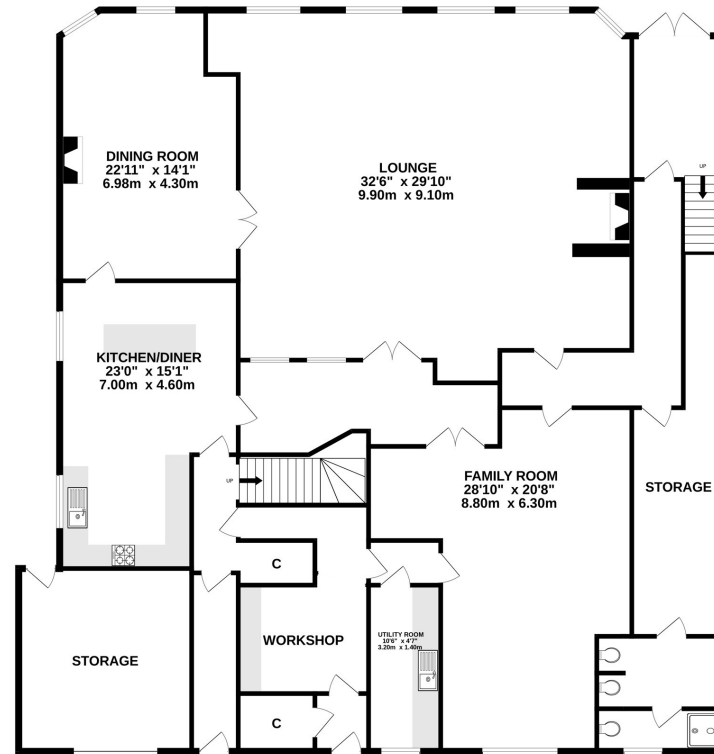
EPC Rating D

OFFERS OVER £430,000

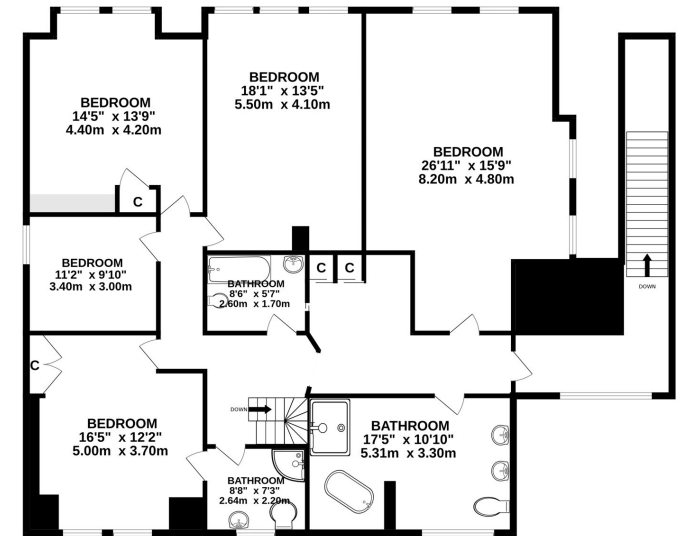




GROUND FLOOR



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.