



Alan E Masterton
SOLICITORS & ESTATE AGENT

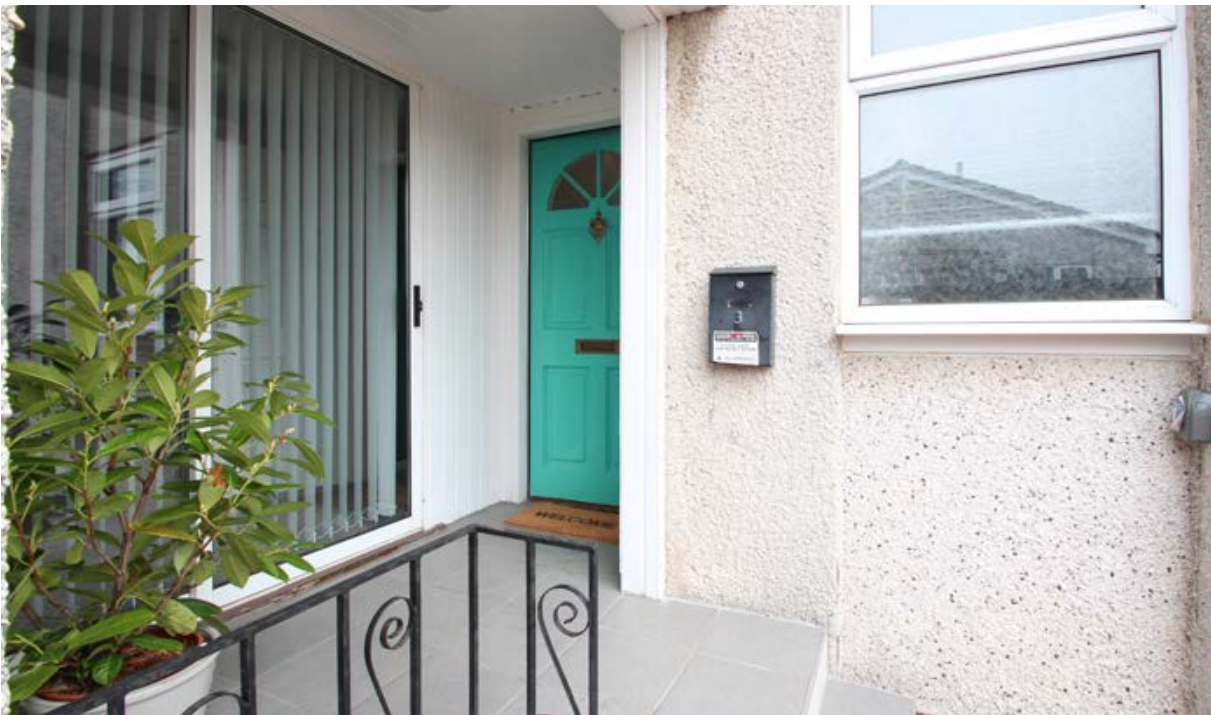
DD5 ESTATE AGENTS

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Angus, DD5 4JN

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3 Bedroomed, Semi-Detached Bungalow
3 Carmyllie Place, Monifieth, DD5 4SS



Offers over £185,000

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DD5 ESTATE AGENTS

3 Bedroomed, Semi-Detached Bungalow

3 Carmyllie Place, Monifieth, DD5 4SS

Situated within a quiet cul-de-sac in a highly popular residential area of Monifieth, this well presented 3 bedroomed property is only a short distance from the beach front and golf courses as well as being close to all local amenities including shops, schools and public transport.

This bright and spacious home provides comfortable accommodation all at a ground floor level. Accommodation comprises of an entrance hallway with a two storage cupboards, a lounge which leads into the kitchen, 3 double bedrooms and a modern shower room.

Property benefits from double glazing, gas central heating and all floor coverings and window blinds where fitted are included in the sale.

Entrance:

The home is accessed through a wooden security door from a tiled front porch area. The hallway gives access to all bedrooms, shower room, lounge and 2 large storage cupboards as well as access to attic hatch.

Lounge:

2.97m x 5.81m:

A spacious and bright family room with large double-glazed windows overlooking the front of the property. The south facing room provides a comfortable atmosphere in which to relax and opens up to the kitchen.

Kitchen:

2.3m x 2.76m:

The kitchen is fitted with a variety of wall and base units providing an ample amount of storage space with complimentary wood effect worktops with tiled splash back as well as shelved storage. Appliances include an electric hob and under counter oven, space for washing machine and fridge/freezer, large double-glazed window overlooks the front garden.

Shower Room:

1.65m x 2.0m:

A modern shower room which is fully tiled and comprises of a W.C, wash-hand basin within a vanity unit and a shower cubicle with mains operative shower within.

Bedroom 1:

2.97m x 3.12m:

A generous sized bright and airy room with double glazed window overlooking the secluded rear garden area.

Bedroom 2:

2.44m x 2.93m:

Another double bedroom with built in storage and sliding patio doors leading out into the rear garden.

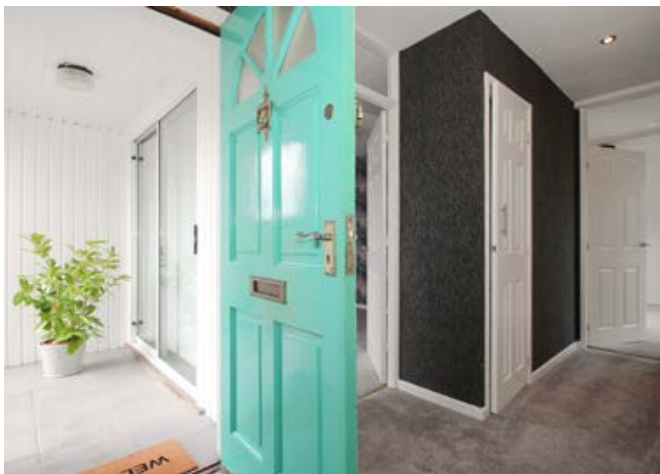
Bedroom 3:

3.18m x 3.60m:

Overlooking the front of the home this versatile room benefits from built in storage and sliding patio doors leading onto the front porch. Would make an ideal dining room or study as well as a third bedroom.

Garden:

Both front and back gardens are easily maintained and laid mainly with lawn. To the front of the property is a stone chipped driveway that runs up the side of the home to a detached garage. The rear, enclosed garden is accessed through a gate at the rear of the driveway. The rear garden is secluded and is laid mainly with lawn with a patio area making it an ideal quiet spot for relaxation in the warmer months.





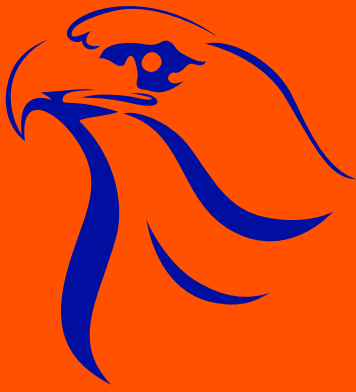




GROUND FLOOR



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



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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 and take a right onto Fotheringham Drive then first left. At the end of the road turn left into Carmyllie Place and number 3 is located on the left hand side with one of our bright for sale boards positioned in the front garden to assist you with locating.

Viewing

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)

Home Report Access:

Please visit our own website at www.legaleagles.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 Feb 2024)

EPC Band:

C

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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