

Blackadders

Offers Over £300,000








Cherrybank, Panmure Road,  
Monikie, DD5 3QA

[blackadders.co.uk](http://blackadders.co.uk)





- Detached Villa
- Village Location
- Living Room
- Kitchen Diner/Family Room
- WC
- 4 Bedrooms
- En Suite Shower Room
- Bathroom
- Integral Garage
- Gardens

	4
	2
	1
	D
	E



An immaculate modern detached villa located in the popular village of Monikie. The village of Monikie has some local services including a nursery and a primary school. There is also a country park which incorporates reservoirs, woods and parkland. The village is well placed for access to Dundee, Broughty Ferry, Monifieth and Carnoustie. The nearby city of Dundee offers major transport, recreational and shopping facilities.



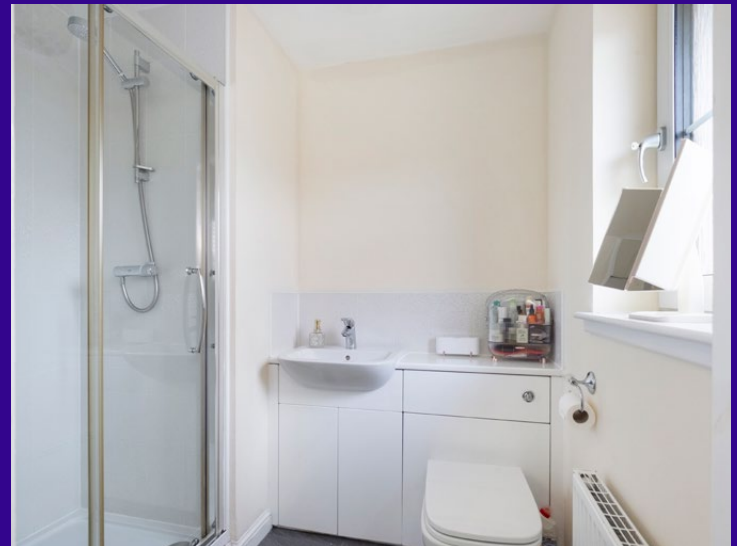


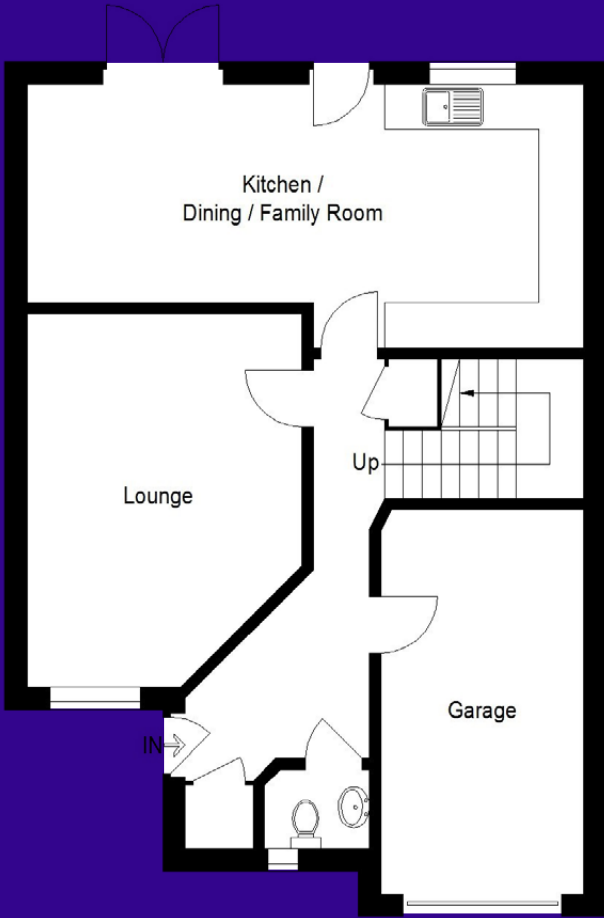


The property benefits from double glazing and gas central heating. The ground floor accommodation includes a spacious living room, large kitchen diner/family room with doors leading out to the rear garden and wc. The upper accommodation comprises 4 bedrooms with master en suite and main family bathroom with shower over bath. The property enjoys good fitted

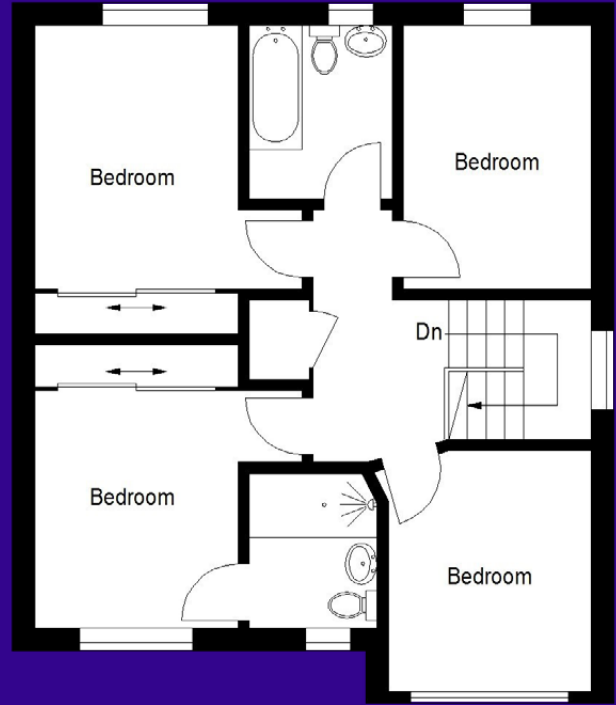
storage space while the partially floored attic is accessed via a Ramsay ladder.

The monoblock driveway lies to the front of the property and leads to the integral garage which is also accessed from the hallway. The front and rear gardens are laid mainly in lawn while an area of decking also lies to the rear.





Ground Floor



First Floor



## Accommodation (measurements are approx)

Living Room	3.56m x 4.84m	(11'8" x 15'11")
Kitchen Diner/ Family Room	3.41m x 7.42m	(11'2" x 24'4") at widest points
WC	1.40m x 1.46m	(4'7" x 4'9") at widest points
Bedroom	2.93m x 3.29m	(9'7" x 10'10")
En Suite Shower Room	1.55m x 2.12m	(5'1" x 6'11") at widest points
Bedroom	2.54m x 3.44m	(8'4" x 11'3")
Bedroom	2.65m x 3.17m	(8'8" x 10'5")
Bedroom	2.71m x 2.96m	(8'11" x 9'9")
Bathroom	2.00m x 2.02m	(6'7" x 6'8")







### Aberdeen

6 Bon Accord Square,  
Aberdeen  
AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

[property@blackadders.co.uk](mailto:property@blackadders.co.uk)