

# Connelly Yeoman



**FLAT 26, HOMETAY HOUSE, 2 HIGH STREET,  
MONIFIETH, DD5 4BN**

**FIRST FLOOR FLAT**



## Key Features

- Spacious First Floor Flat
- Electric Heating and Double Glazing
- Located in a popular residential area and minutes from central amenities
- On Site complex manger, lift, residents lounge, laundry, guest facilities, communal gardens and residents parking.



OFFERS OVER

**£105,000**

# Property Description

This well presented, spacious first floor retirement flat, with one double bedroom, a shower room, a generous sunny lounge, and adjoining kitchen, is situated stone's throw from Monifieth's amenities including local and national shops, beach front, and bus and train links giving easy access into Dundee city centre. Presented in immaculate order with neutral decor, new lounge carpet, modern kitchen and shower room, electric heating and double glazing. Set within well-kept garden grounds with off-street residents and visitor parking, this popular development benefits from management staff (non-resident), a Careline alarm system, and communal facilities comprising lift service, a lounge with social activities, a laundry, and guest accommodation.

## ACCOMMODATION:

Lounge, Kitchen, Double Bedroom and Shower Room

## ENTRANCE HALLWAY:

Generous shelved storage cupboard with light, housing the hot and cold water tanks, the electric meter and fuse box.

## LOUNGE:

Approx. 10'2 x 20'10. An impressive, bright spacious lounge with front facing window offering a pleasant outlook onto Monifieth High Street. There are two wall lights, TV and telephone points, new carpet and a storage heater.

## KITCHEN:

Approx. 7'2 x 7'5 A modern kitchen fitted with wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven and hob, with stainless steel splashback, and extractor hood above, an integrated fridge and space for freezer(included).



**BEDROOM 1:** Approx. 8'9 x 14'3. A bright and spacious front facing double bedroom with an open outlook onto Monifieth High Street. There is a double shelved and hanging wardrobe, wall lights and ample space for furnishings.

**SHOWER ROOM:**

Approx. 5'5 X 7'. An impressive tiled shower room fitted with a vanity unit incorporating the wash hand basin and WC, with mirror above. There is a large walk in shower enclosure with glass screen housing an electric shower. Finished with a Parador ceiling, expelair and heated towel rail.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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