



25 Malcolm Crescent,  
Monifieth, Angus DD5 4RT





## Summary

This tastefully decorated property benefits from double glazing, gas central heating and will be sold with floor coverings and blinds included. The South facing lounge has patio doors which lead to the enclosed rear garden. The recently installed kitchen has a range of wall and base units and incorporated integrated fridge/freezer, gas hob, extractor hood and electric oven. The master bedroom has a deep, walk-in wardrobe and bedroom 2 can easily be adapted as a home office/study. The modern 3-piece shower room has a shower within the cubicle area. Externally, there is a low maintenance front garden, long driveway to the side which provides parking for a number of vehicles and leads to the large single garage. The enclosed South facing rear garden has a paved patio, lawn and is ideally suited to external dining and entertaining.

## Features

- Semi Detached Bungalow
- Lounge with Patio Doors
- Modern Fitted Kitchen
- 2 Double Bedrooms
- New Shower Room
- D/G & Gas CH
- Single Garage & Long Driveway
- Low Maintenance Gardens
- Highly Desirable Location

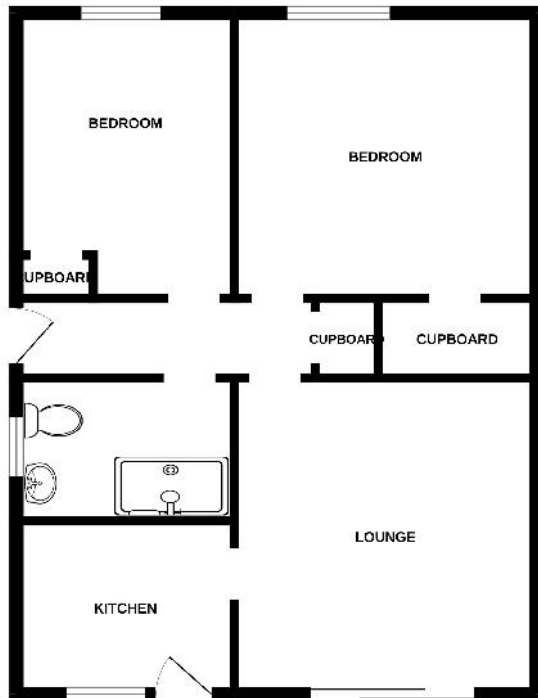
## Room Measurements

Lounge 13'5" x 13'11" (4.09m x 4.24m)  
Kitchen 8'5" x 8'9" (2.57m x 2.67m)  
Bedroom (1) 9'4" x 13'7" (2.84m x 4.14m)  
Bedroom (2) 8'4" x 9'4" (2.54m x 2.84m)  
Shower Room 5'0" x 8'1" (1.52m x 2.46m)



# Floorplan

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, fixtures, fittings and other details are not intended to be exact and should be used as a guide only. The floorplan is for illustrative purposes only and should not be used for any other purpose without the consent of the agent. The agent is not responsible for any errors or omissions. Plans are subject to change without notice. © 2024

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