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60 Mortimer Drive, Monifieth, DD5 4JF

HOME REPORT VALUE £190,000

FIXED PRICE £185,000

Accommodation: - Hallway, Lounge/Kitchen/Diner, 2 Double Bedrooms, Study/Storeroom, Bathroom.

Immaculately presented second floor flat situated in the sought after Milton Mill Development in Monifieth. Local amenities close by include primary and secondary schools, shops and bus routes. Broughty Ferry with its many amenities including cafés, bars, restaurants and a wide range of shops is within easy reach.

The subjects are decorated to a high standard and provide an excellent level of accommodation. Benefits include generously proportioned rooms, quality fittings and fixtures, modern kitchen and bathroom and gas central heating. There is a private balcony providing outdoor seating space. Included in the sale will be all fitted carpets, floor coverings and blinds.

Early viewing is recommended to appreciate this excellent home on offer.

Hallway

Entering through modern front door into hallway with light fitting, radiator, laminate flooring.

Lounge/Kitchen/Diner (22'6 x 16'7)

Bright, spacious lounge area with large window looking out to the River Tay, radiator, light fitting, leading on to an attractive modern kitchen with ample wall and base units and co-ordinating work top surfaces, sink and drainer, electric oven and gas hob, cooker hood, integrated washing machine and fridge freezer, light fitting and under cabinet lighting, door to balcony, dining area with ample space for table and chairs, laminate flooring throughout.

Master Bedroom (15'7 x 10'1)

Generously proportioned master bedroom with window to side of property, fitted wardrobe with sliding mirrored doors, light fitting, radiator, carpeted.

Bedroom 2 (12'4 x 11'1)

Second double bedroom with window looking out to the River Tay, fitted wardrobe with sliding mirrored doors, radiator, light fitting, carpeted.

Bathroom (8'8 x 5'5)

Fully tiled bathroom with three-piece white suite consisting of w.c., wash hand basin and bath with mains shower over and shower screen, radiator, light fitting, vinyl flooring.

Study/Storeroom (6'6 x 5'5)

Useful study/ store room, fitted hanging rails, light fitting, laminate flooring.

Outside

Balcony providing outside seating space and parking space to front of building.

All measurements are approximate.

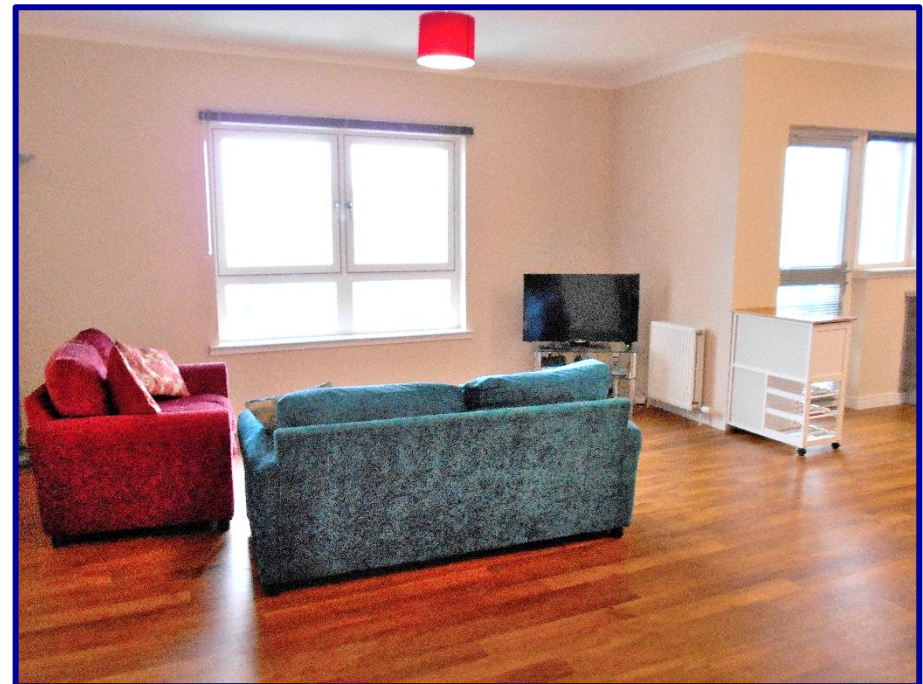
Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

Viewing

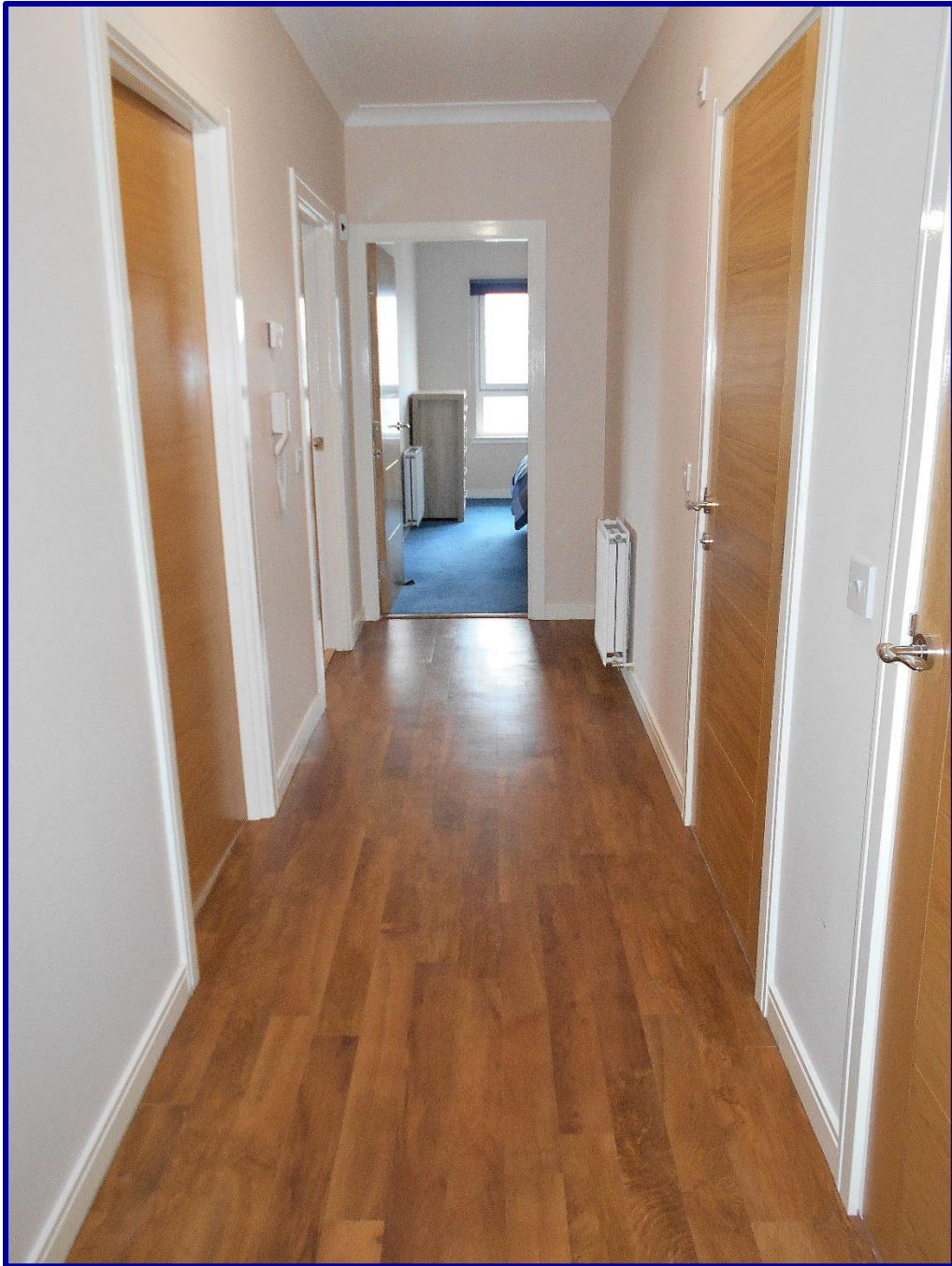
By appointment. Contact 07889 482 722.

EPC Rating – B

Home Report available at – <https://app.onesurvey.org/Pdf/HomeReport?q=LZ41dfWN0RHMGKpD5Z4gmg%3d%3d>







SECOND FLOOR
85.0 sq.m. approx.



TOTAL FLOOR AREA : 85.0 sq.m. approx.

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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