



**lindsays**

23 Ashludie Hospital Drive,  
Monifieth DD5 4RB

*"Beautifully presented three bedroom terraced villa in a much sought after location"*

- Lounge
- Dining Kitchen
- 3 Bedrooms
- Family Bathroom
- Ensuite & WC
- Double Glazing
- Gas Central Heating
- Drive & Designated Space
- Garden

EPC Rating B

**OFFERS OVER £240,000**



## Description

Lindsays are delighted to bring to market this beautifully presented three bedroom terraced villa situated in a highly sought development of prestigious homes on the northern periphery of Monifieth. It is within easy reach of central Monifieth with its wide range of amenities including local shops, supermarket, cafes, bars, take-aways, beach front and main bus route. The property is also located within excellent school catchments.

The accommodation comprises: bright and spacious lounge, dining kitchen with integrated fridge/freezer, dishwasher and patio doors leading to the rear garden. There are three bedrooms with the master bedroom having fitted wardrobes and ensuite shower room, family bathroom and WC. Benefits include double glazing, gas central heating and attic space.

Externally there is a lovely low maintenance, fully enclosed rear garden. There is a combination of astro turf, paving and decking and a large timber shed. There is a small drive to the front an additional designated parking space and ample visitors parking.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes' drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Balmossie Station.

Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

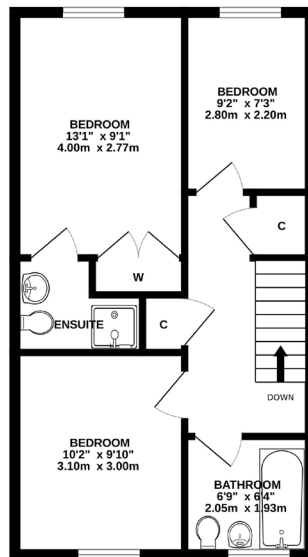
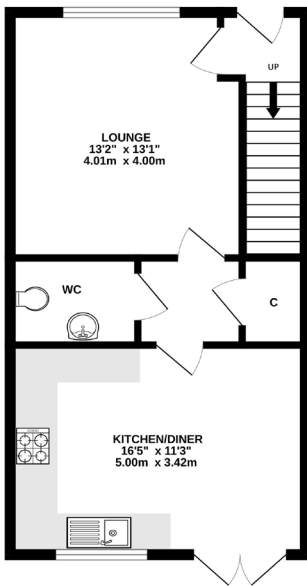
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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. Made with Metropix C2024

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.