



lindsays

27 Granary Wynd
Monikie, DD5 3WP

"A beautifully presented and tastefully extended three bedroom detached villa"

- Vestibule
- Open Plan Lounge/Dining/Kitchen
- Garden Room
- Utility Room
- Cloakroom/WC
- Master Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- LPG Heating
- Garage & Driveway
- Gardens

EPC Rating D

OFFERS OVER £260,000



Description

Located in a quiet cul-de-sac in the very popular village of Monikie this superb detached villa will make an ideal home for a variety of buyers. In pristine condition throughout the property has been tastefully extended downstairs and provides enhanced living space. With practical benefits including double glazing, LPG heating in the main house and electric in the garden room. Eaves lighting surrounds the home for a lovely night time ambience. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, washing machine and fridge freezer in the kitchen along with the summerhouse and shed in the garden.

Entering the property through the vestibule you will find a superb open plan lounge/dining/kitchen which forms the hub of the home. The fabulous garden room which lies at the rear is flooded with natural light through the vaulted ceiling and has French doors leading to the rear garden. A further extension houses a useful utility room along with the cloakroom/WC.

On the upper floor the delightful master bedroom benefits from fitted wardrobes and an en suite with double shower unit. There are two further bedrooms both with fitted wardrobes and the family bathroom with shower over the bath. The attic space has been partially floored.

Externally at the front of the villa lies a mono-bloc driveway providing off street parking and leading to the single garage. The main garden lies at the rear and is fully enclosed. To enjoy the sun throughout the day there is a paved patio and separate decked area with a charming summerhouse in the opposite corner.

This lovely home can only be fully appreciated by viewing which is highly recommended.

Area

The charming village of Monikie is situated only a few miles from Dundee City. A feature of Monikie is the Country Park which boasts reservoirs, woodland and parkland. The area provides an ideal commuting base to the City of Dundee as well as Carnoustie and Arbroath. Monikie Nursery and Primary Schools are within walking distance.

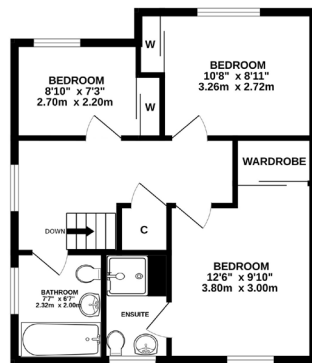
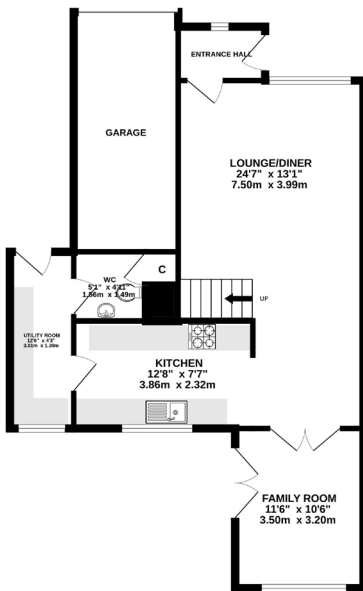
Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2021

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.