



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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33 Tyndall Crescent, Monifieth, DD5 4QE

Fixed Price £100,000

Mid-Terraced Villa

www.legaleagles.tv

DD5 ESTATE AGENTS

Mid-Terraced Villa

33 Tyndall Crescent, Monifieth, DD5 4QE

Situated within a highly popular residential area of Monifieth we are delighted to offer for sale this 3 bedroomed family home. This mid terraced property comprises of: an entrance hallway with large under stair storage cupboard, bright front facing lounge with feature fireplace, kitchen with breakfast bar, modern shower room and 3 double bedrooms.

This highly sought after area has close access to all bus routes, shops, beach and schools. This property is in an ideal location for families, first time buyers and investors therefore will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from ample built-in storage, gas central heating, double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted. Please note that this property is non-traditional Whitson-Fairhurst construction, therefore unlikely to be considered for loan purchases.

Entrance Hall:

A bright and welcoming entrance vestibule accessed through a partially glazed security door. The hallway gives access to the lounge, kitchen, shower room and under stair storage cupboard. Carpeted stairs lead to an upper landing allowing access to the 3 double bedrooms and loft hatch.

Lounge:

Feature fireplace provides a focal point in this bright family space with large window overlooking the front garden.

Kitchen:

The kitchen is flooded with natural light from its large window that overlooks the rear garden. Ample storage space is provided by a good range of wall and base units with complimentary worktop and tiled splash back. Appliances include an oven with 4 burner gas hob, space for washing machine and fridge freezer.

Shower Room:

The shower room comprises of a corner shower cubicle with mains operative shower within, w.c and wash-hand basin with tiled splashback, fully wet walled with chrome heated towel rail.

Upper Floor:

Bedroom 1:

A generously sized double bedroom with window overlooking front of the property.

Bedroom 2:

A well-proportioned bright and airy room with built in wardrobe, double glazed window overlooks the rear garden.

Bedroom 3.

Another spacious double bedroom with double glazed window overlooking the rear garden.

Garden:

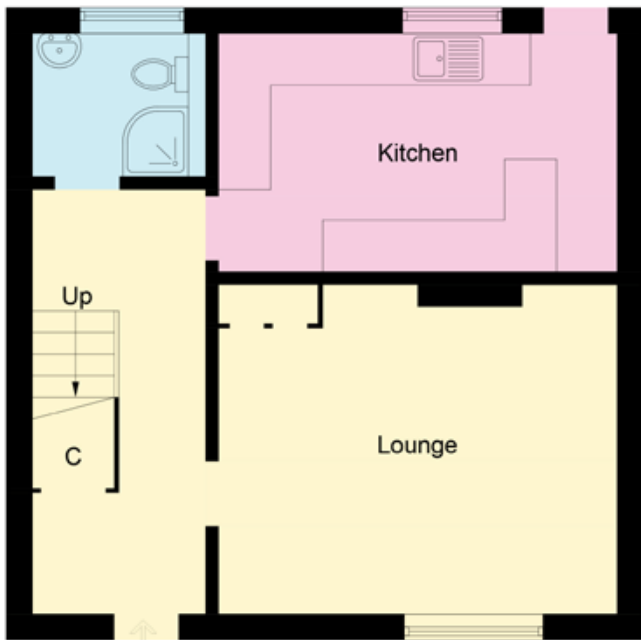
Low maintenance garden areas to the front and back of the home. The front of the property is laid mainly with stone chips. The rear garden is laid mainly with stone chips with slabs providing a patio area providing an excellent low maintenance space in which to dine and relax in the summer months. Shed included within the sale.









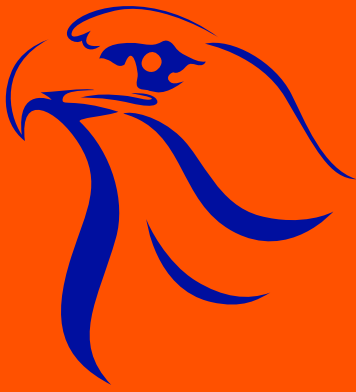


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064897)



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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council Tax Band:

A (Angus Council March 2024).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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