

# Connelly Yeoman



**AIRLIE COTTAGE, 5 VICTORIA PLACE,  
MONIKIE, DD5 3QA**

**TRADITIONAL SEMI  
DETACHED VILLA**



- Located in the desirable village of Monikie.
- An immaculately presented family home with many original features.
- Large matures garden with entertainment area and driveway leading to detached stone built garage. • With LPG central heating and double glazing



OFFERS OVER  
**£315,000**

# Property Description

CONNELLY YEOMAN are delighted to bring to the market this charming SEMI DETACHED VILLA which is located on a quiet lane in the very popular village of Monikie. Presented in excellent order throughout, this spacious family home has a blend of modern and traditional finishings and must be viewed to appreciate the character and style of accommodation on offer. The village of Monikie is situated only a few miles from Dundee City and just minutes from popular Broughty Ferry, Monifieth and Carnoustie, all offering excellent facilities, as well as rail and road links. Local services in Monikie include a very popular nursery and primary school as well as Monikie Country Park which boasts reservoirs, wooded walks, nature trails, angling and water sports. The property has flexible accommodation and comprises of a large lounge with dining area, dining room, kitchen, wc, rear porch, 3 spacious bedrooms, a study and large family bathroom. The property benefits from LPG central heating and is double glazed and sits within impressive mature garden grounds with a delightful cottage garden to the front with driveway leading to a detached garage. To the rear is a generous enclosed garden with mature trees and shrubs, a lawn, garden shed and a sunny raised entertainment deck with a large wooden pergola.

**ACCOMMODATION:** Vestibule & Hallway, Lounge, kitchen, Dining Room, downstairs WC, 3 bedrooms, Study and a family bathroom.

## VESTIBULE & HALLWAY:

Entry is into a vestibule with a cupboard housing the electric meter and fuse box. There is a cloaks area and a radiator and glass door leading into the welcoming hallway with delightful traditional features and ornate finishings and tiled flooring with under floor heating.

## LOUNGE/DINING AREA:

Approx. 27'11 x 13'7. A generous striking room with both front and side windows, with a feature open fire with cast iron inlay, tiled hearth and wooden surround with adjoining feature log storage area. Traditional style shallow shelved cupboard, and three radiators. Access into the rear porch.

## DINING ROOM:

Approx. 15'7 x 13'2. A spacious dining room with a feature wood burning stove set on a marble hearth with wooden fire surround. This room could be used for a variety of uses either as a cosy family room or 4th bedroom.

**WC:** Conveniently located ground floor wc with wash hand basin, WC and tiled flooring with under floor heating.

## KITCHEN:

Approx. 13'2' x 10'10. A bright and sunny kitchen with side facing window overlooking the rear garden. Fitted with a range of base and wall units with under lighting and work surfaces incorporating a stainless steel sink with mixer tap. There is a Richmond range stove with double oven, grill, induction hob and stainless steel extractor hood over. Also, there is plumb space for an automatic washing machine, fridge freezer and an under counter fridge. With tiled floor and access into the rear porch.

## REAR PORCH:

Approx. 13'3 x 6'1. A glass panelled door leads from the kitchen, with a tiled floor and a door leading into the lounge and also a door leading out into the gardens.

## BEDROOM 3:

Approx. 15'6 x 14'5. A front facing room with a tradition style shallow shelved cupboard, ornate cornicing, ceiling rose, deep skirtings and a delightful window seat looking onto the front garden and wooded area beyond. There is ample room for furnishings but is currently being used as an office.



**UPPER HALLWAY:**

The staircase with wooden balustrade leads to the upper level where there is a cupboard which houses a recently installed water tank and a useful shelved linen area. There is a rear facing Velux window.

**MASTER BEDROOM:**

Approx. 23'4 x 13'7. An exceptionally spacious master bedroom with both front and side facing windows offering delightful open views over the nearby woodland and surrounding area. There are spotlights to the ceiling and ample room for furnishings and three radiators.

**BEDROOM 2:**

Approx. 16'3 x 15'6. A second very spacious bedroom with front facing bay window with lovely view over the surrounding woodland and countryside. With ample room for bedroom furnishings and a radiator.

**STUDY/NURSERY:**

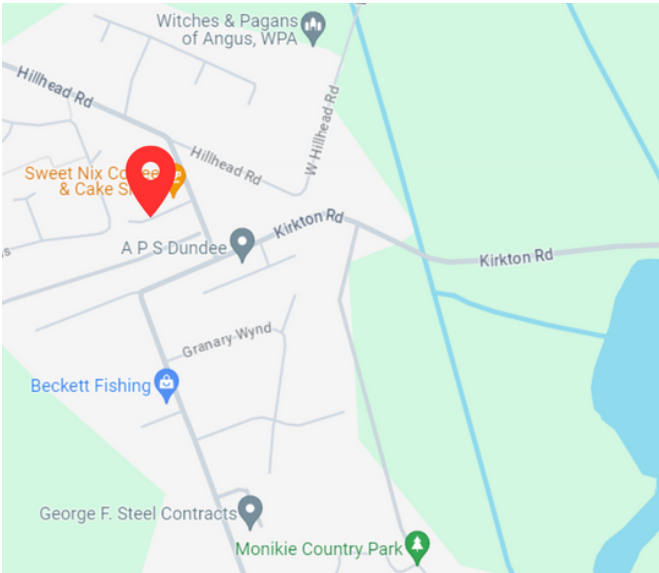
Approx. 6'3 x 5'11. A front facing room with skylight window which is presently utilised as a dressing room but could be an ideal study or nursery.

**BATHROOM:**

Approx. 10'9 x 8'11. A rear facing bathroom with wash hand basin set within a bespoke wooden vanity unit, a WC, bath with shower over and a separate shower cubicle housing an electric shower. There is a radiator, bathroom fittings, a feature shelved linen area and vinyl flooring.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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