



**lindsays**

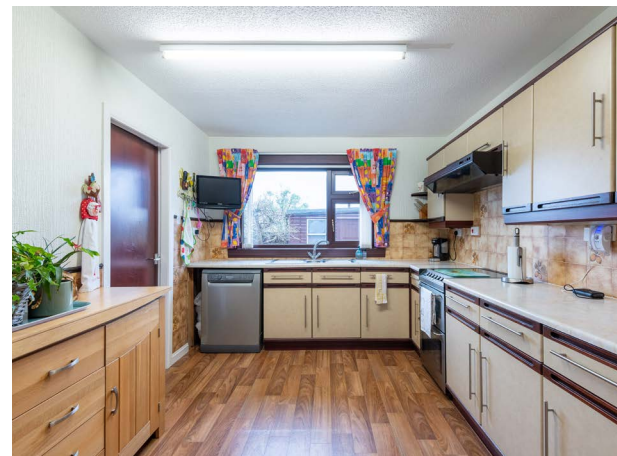
**23 Sanderson Place**  
Newbigging, DD5 3RQ

*"An attractive detached bungalow in a quiet cul-de-sac location"*

- Hallway
- Lounge/Dining Room
- Conservatory
- Breakfasting Kitchen
- Utility Room
- Master Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating E

**OFFERS OVER £225,000**



## Description

Located in a quiet cul-de-sac in the popular village of Newbigging just a few minutes from Monifieth and Dundee this lovely three bedroom detached bungalow will appeal to a variety of buyers both young and old.

The property is in move in condition throughout and some updating will be required to suit a buyers taste. Practical benefits include double glazing, oil fired central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the cooker, washing machine and dishwasher in the kitchen.

The living accommodation comprises a bright and spacious lounge with dining area and doors leading to the south facing conservatory, breakfasting kitchen and useful utility room. The master bedroom boasts two fitted double wardrobes and an en suite shower room with large shower. There are two further double bedrooms both with fitted wardrobes and the family bathroom with shower over the bath. The attic has been partially floored and is accessed by a Ramsay Ladder.

Arriving at the property you will find a mono-bloc drive providing off street parking and leading to a single garage. The main garden lies at the rear and being south facing benefits from sun throughout the day and enjoys an open countryside aspect. The garden is laid mainly to lawn with mature plants and shrubs. The paved patio is an ideal space to relax with the family. The garden hosts a workshop which benefits from power and light and a wood burning stove.

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

## Area

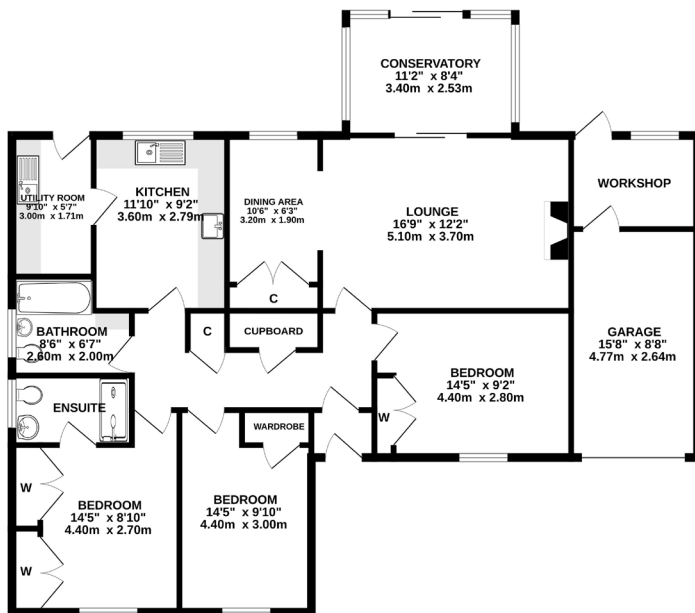
The village of Newbigging lies around a ten minute drive from Dundee and is ideally situated for easy commuting to all towns in Angus. It benefits from a local primary school and secondary schooling can be found in Carnoustie and Monifieth. The A92 links Newbigging to Dundee and towards Aberdeen. The village of Monikie is just minutes away with the lovely country park ideal for walks. There are ample excellent golf courses in Monifieth and Carnoustie and all main amenities can be found in Dundee.

## Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of above 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 HANNOVER 12/2004

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.