

Offers Over £255,000

Blackadders



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49 Roundyhill,  
Monifieth, DD5 4RZ



- Extended Semi Detached Villa
- Popular Location
- Living Room
- Dining Room
- Conservatory
- Kitchen
- 3 Bedrooms
- En Suite Shower Room
- Bathroom
- WC
- Gardens
- Garage



3



2



3



C

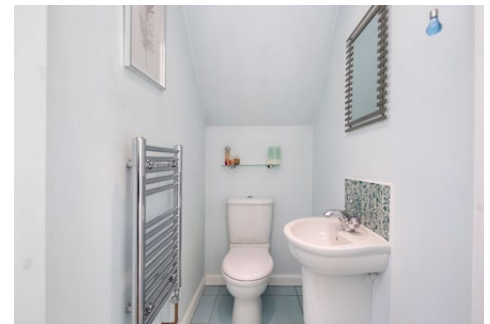


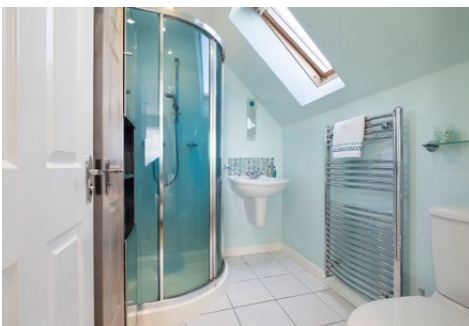
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A deceptively spacious, extended semi-detached villa situated in a well-established residential area with views over the Tay Estuary and over to Fife from the upper windows. The Angus town of Monifieth offers a range of shops services, transport link and recreational facilities including golf courses. The town has well regarded schooling at primary and secondary levels while Broughty Ferry and Dundee city centre are within easy reach offering a range of further amenities.

The property offers adaptable accommodation over two levels and benefits from double glazing and gas central heating with under floor heating in the conservatory. The accommodation is accessed by the hallway which has two fitted storage cupboards.



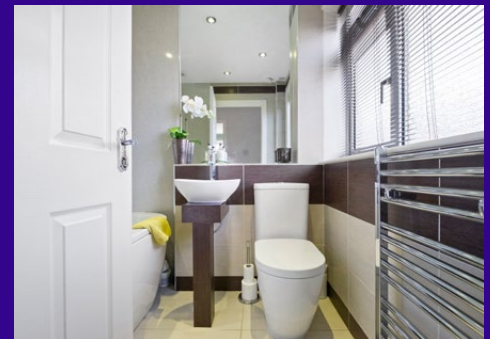


The living room is accessed from the hallway and enjoys an east facing aspect to the front of the property. The kitchen is well equipped with a range of modern units, plumbed American fridge freezer, washing machine and dishwasher included and enjoys a view to the front. The dining room has stair leading to the upper level and leads through to the generous conservatory with a media wall unit, TV and sound bar included. The west facing conservatory gives access to the rear garden. The third bedroom is located on the ground floor and is currently used as a home office. The bathroom has a modern suite. The upper landing gives access to two generous bedrooms which each

have wall to wall fitted wardrobe space. The main bedroom has an en suite shower room while a separate WC is also located from the landing. There is a large floored attic space which is accessed via the upper hall by a drop down ladder.

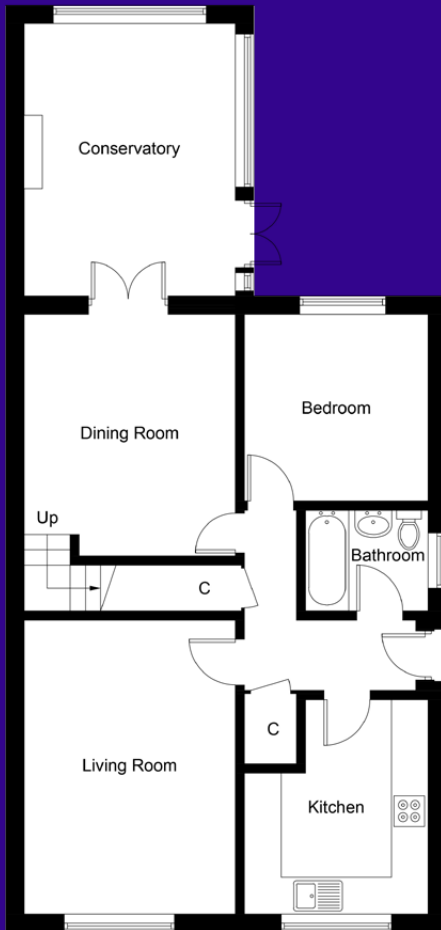
The front of the property is laid in monobloc and provides generous parking which leads to the north side of the property. The garage benefits from electric power while the west facing rear garden is laid in decking.

All blinds included in the sale.

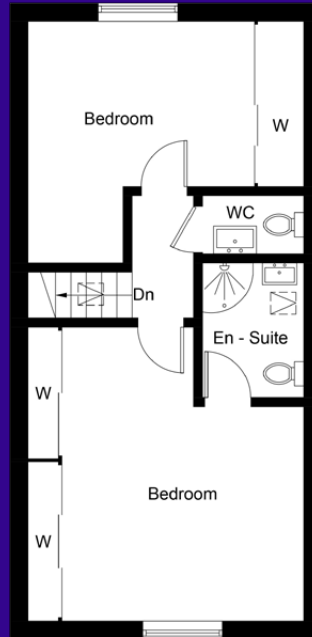


## Accommodation (measurements are approx)

Living Room	3.54m x 4.45m	(11'7" x 14'7")
Dining Room	3.53m x 3.59m	(11'7" x 11'9")
Conservatory	3.64m x 5.01m	(11'11" x 16'5")
Kitchen	2.98m x 3.56m	(9'9" x 11'8") at widest points.
Bedroom	4.00m x 4.47m	(13'1" x 14'8") at widest points.
Bedroom	3.48m x 3.98m	(11'5" x 13'1") at widest points.
Bedroom	2.43m x 3.02m	(8'0" x 9'11")
Bathroom	1.68m x 1.91m	(5'6" x 6'3")
En Suite Shower Room	1.64m x 2.09m	(5'5" x 6'10")
WC	0.97m x 1.64m	(3'2" x 5'5")



Ground Floor



First Floor





### Aberdeen

6 Bon Accord Square,  
Aberdeen  
AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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