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SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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54 Dalhousie Street, Monifieth, DD5 4AL

Offers Over £245,000

3 Bedroomed Bungalow

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3 Bedroomed Bungalow

54 Dalhousie Street, Monifieth, DD5 4AL

Situated on a popular, well established street in Monifieth, number 54 is located within walking distance to the beach front, local golf course and local amenities. This detached bungalow offers excellent living space across the one level as well as large bedrooms and a south facing garden with garage/workshop attached.

Within the home you will be welcomed through a bright entrance hall that gives access to the two large bedrooms to the front of the home, a spacious shower room and a hallway that leads to the south facing lounge dining area overlooking the back garden. The lounge gives access to the third bedroom as well as a modern kitchen that's leads out to the rear garden.

This property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

The property benefits from gas central heating and double glazing and is sold with all fitted floor coverings and blinds where fitted.

Entrance Hallway:

The bright and welcoming entrance hallway is accessed through a upvc security door and gives access to the bedrooms to the front of the home, shower room and lounge as well as access to the attic space.

Lounge/Dining: 7.44m x 3.54m:

An extremely spacious and bright south facing family room with 2 large, double-glazed window overlooking the rear garden. The room provides a comfortable atmosphere in which to relax with space for dining.

Kitchen 2.76m x 3.55m:

A bright kitchen with rear facing window overlooking the garden. Ample storage space is provided by a good range of grooved wood effect floor and wall cabinets with complimentary worktop and tiled splash back. Appliances include a tower oven, gas burner hob and space for washing machine and tall fridge/freezer. The kitchen area also benefits from direct access to the rear garden with a patio area, ideal for relaxing and entertaining in the warmer months.

Shower room: 2m x 2.67m:

A bright and spacious shower room comprising of wc, wash hand basin with full pedestal and modern walk-in shower cubicle with mains operative shower within, built in vanity area provides additional storage and vaulted ceiling with Velux window floods this room with natural light.

Bedroom 1: 5.2m x 3.37m:

Extremely spacious double bedroom with window overlooking the front garden, built-in wardrobes with vanity provides excellent storage.

Bedroom 2: 4.79m x 3.53m:

Another bright and airy double bedroom overlooking the front of the property, this bedroom also provides excellent built-in storage via a full wall of wardrobes with dressing area.

Bedroom 3: 3.09m x 3.46m:

Leading off from the lounge area, this versatile double bedroom overlooks the rear garden. This room would make an ideal youngsters' bedroom, play room or home office space.

Garden:

Attractive, low maintenance garden areas to the front and back of the property. To the front of the property is a slabbed path leading to the front door and garage. The garden area to the rear of the home is also easily maintained; laid mainly with lawn and provides excellent space in which to relax in the summer months. Direct access to the garage and outdoor storage shed. Green house included within the sale.

Garage/Workshop:

A great addition to this home, this workshop space can be accessed via an up and over garage door from the front of the home as well as access from the rear garden.







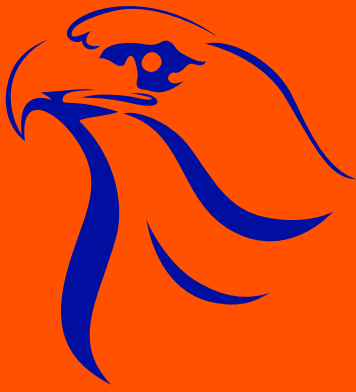




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Location:

Monifieth offers a wide selection of shopping, business, social and leisure outlets as well as primary and secondary schooling, a golf course and beach front.

Council Tax Band:

D (Angus Council April 2024)

EPC Band:

E

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (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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