



lindsays

29 Panmure Street
Monifieth, DD5 4EG

"A deceptively spacious semi-detached period style villa in central Monifieth"

- Hallway
- Lounge
- Kitchen/Diner
- Porch
- Sitting Area
- 4 Bedrooms
- WC
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £245,000



Description

This deceptively spacious semi-detached stone built villa is ideally located within central Monifieth just a few minutes' walk from the vibrant shopping area and lovely sea front. This family home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

Brought to the market in move in condition this family home is split over two floors and the ground floor comprises; Hallway, lovely lounge with wood burning stove, fitted kitchen with space for dining and a useful porch that leads to the rear garden. Secondary lounge/bedroom 4 with bay windows allowing lots of natural light and a further wood burning stove, large master bedroom and a modern family bathroom with shower over the bath. Upstairs on the landing is a sitting area/office space, a large double bedroom with WC and a further double bedroom.

Externally the front of the property is the driveway that can fit two cars along with the easily maintained chipstone garden. The main fully enclosed garden is to the rear of the property a great space for enjoying the summer months and is a mix of lawn, chipstone and patio seating areas. The garden also has a shed that is included in the sale.

This lovely home is ideal for a variety of buyers, and we strongly recommend viewing to fully appreciate the accommodation on offer.

Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Balmoissie Station. Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

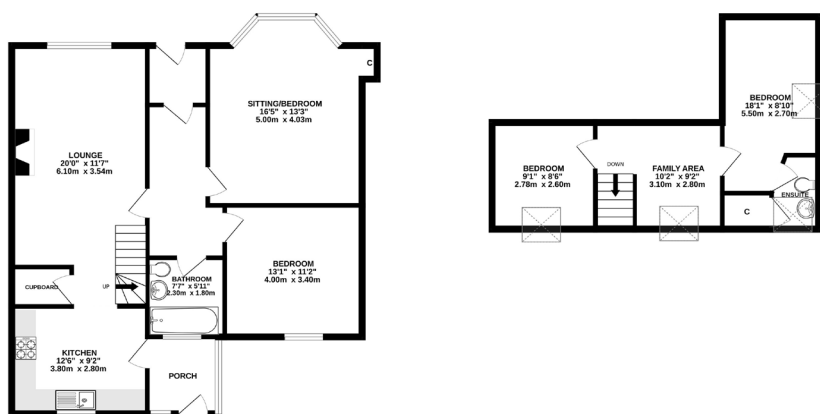
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



We have every attempt 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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.