



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



84F High Street, Monifieth, DD5 4AG

Offers Over **£115,000**



- Second Floor Flat
- Open South Views
- Move in Condition
- Pleasant Communal Areas
- Combi GCH; DG
- Lounge
- Verandah
- Kitchen
- 2 Double Bedrooms
- Bathroom with Shower

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01382 204242
property@michaelabrown.co.uk

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This nicely decorated and modernised **SECOND FLOOR FLAT** is situated in a well maintained tenement block just minutes' walk from the shopping centre of Monifieth. A nice feature of this flat is the South facing verandah which leads off the lounge and with open views across garden areas towards the River Tay. The flat benefits from combi gas, double glazed windows, two private close storage/bike stores as well as a ground floor communal storage area. There is a well maintained, mutual grass drying area at the rear with open aspects. Mutual car parking outside the property.

ENTRANCE HALL

LOUNGE

Double glazed window and adjoining french door onto the south facing verandah with open views towards the River Tay. Shelves storage cupboard.

KITCHEN

Fully fitted with oak finish wall and base units and granite effect worktops. Integral stainless steel gas hob, electric oven and chimney filter hood. Integrated fridge freezer. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Automatic washing machine. Dishwasher. Glow-worm combi gas boiler in wall cupboard. Ceiling spotlights. Tiled floor. Window overlooks the High Street.

DOUBLE BEDROOM

Two built in wardrobe cupboards. Double glazed window with a south facing aspect.

DOUBLE BEDROOM

Double glazed window overlooks the front of the property.

BATHROOM

White three-piece suite. Vanity unit housing wash hand basin. Electric shower over bath with glazed shower screen. Tiled above bath area. Ceiling spotlights.

STORES

Outside the flat is a private storage cellar. There is also a ground floor storage cellar suitable for keeping bikes. Additional ground floor communal store.

MUTUAL AREAS

Well maintained and grass rear mutual drying area.

EXTRAS

Included are all fitted carpets, light fittings, integral kitchen appliances and automatic washing machine.

LOCATION

Near junction of High Street/Well Street in the centre of Monifieth

EPC – C

HOME REPORT VALUATION - £115,000





ACCOMMODATION

(All measurements are approx.)

| | | |
|----------------|---------------|-----------------|
| Lounge | 16'0" x 11'2" | (4.87m x 3.42m) |
| Kitchen | 10'3" x 8'7" | (3.13m x 2.66m) |
| Double Bedroom | 13'1" x 9'8" | (3.98m x 2.98m) |
| Double Bedroom | 12'6" x 10'9" | (3.83m x 3.31m) |
| Bathroom | 10'3" x 5'1" | (3.13m x 1.54m) |

SECOND FLOOR
64.4 sq.m. approx.



TOTAL FLOOR AREA: 64.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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These particulars are prepared in good faith but are not warranted and do not form part of any contract.
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MICHAEL A. BROWN
— Solicitors & Estate Agents —

17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk