

# Connelly Yeoman



4 ELMGROVE PARK, MONIKIE  
BY BROUGHTY FERRY DD5 3QW

SUPERIOR DETACHED VILLA



## Key Features

- Set in a much sought after location in the popular rural village of Monikie
- Spacious, versatile accommodation over two levels with superb countryside views
  - Oil Fired Central Heating and Double Glazing, ample storage
- Extensive mature gardens, mono-block Driveway and Large Garage (exterior ramps will be removed)



OFFERS OVER

£300,000



# Property Description

This is a distinctive, traditional built SUPERIOR DETACHED VILLA set in a sought after residential location in the very popular rural village of Monikie. Monikie is situated only a few miles from Dundee City and just minutes from the popular seaside areas of Broughty Ferry, Monifieth and Carnoustie, all offering excellent facilities, as well as good rail and road links. Local services in Monikie include a very popular nursery and Primary school as well as Monikie Country Park which boasts reservoirs, beautiful woodland walks, nature trails, angling and water sports. All in all, the property offers the best of both worlds, seaside and country.

The property offers generously proportioned accommodation over two levels, with a mid-level Lounge and balcony enjoying super countryside views. The property benefits from Oil Fired Central Heating and Double Glazing.

Externally, there are extensive garden areas, with a lock-block driveway affording parking for several vehicles, raised flower borders with established shrubs and plants. Steps lead up to the front door. Access to the side of the property providing additional parking and side door into the Garage. Fully enclosed mature rear garden, laid out in lawn areas, vegetable patch and filled with mature shrubs and plants, seasonal bulbs and established trees. There are also timber Sheds, potting shed, a Greenhouse and the Oil tank is situated here.

Overall, this property offers exceptional family living in a lovely rural village setting, yet only minutes from most amenities and services. Early viewing is recommended to appreciate.

## ACCOMMODATION:

**VESTIBULE & HALLWAY, WET ROOM, DINING ROOM, LARGE DINING KITCHEN, UTILITY ROOM, CONSERVATORY; SPLIT LEVEL STAIRCASE WITH STEPS LEADING UP TO THE LOUNGE with feature BALCONY;**

**Upper floor: 4 BEDROOMS, BATHROOM AND SHOWER ROOM.**

## VESTIBULE:

Approx. 5'10 x 4'6. (1.8m x 1.3m). Enter the property through the main entrance door into the Vestibule, which has exposed brick walls and tiled floor. Glass panel door with side panels lead into the Hallway.

**HALLWAY** with staircase leading to the mid and upper floors. Built-in shelved coats/storage cupboard. CH Radiator. Access into the downstairs Wet Room.





# Property Description

## WET ROOM:

Approx. 4'10 x 10'4. (1.4m x 3.1m). Comprising a shower area with an Electric shower, WC and wash-hand basin. Modern wet wall finish and a Parador ceiling with spotlights and extractor fan. Heated towel rail. Front-facing opaque glass window.

## DINING ROOM:

Approx. 11'8 x 12'9. (3.5m x 3.9m). Ideal as a formal dining room but could be used as a fifth or ground floor Bedroom. Front facing window. CH Radiator.

Access down into the Garage.

## LARGE FAMILY DINING KITCHEN:

Approx. 23'6 x 13'4. (7.1m x 4.1m). A spacious Dining Kitchen, with both side-facing windows on either side and a rear-facing window. The kitchen area is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Double Oven in a stainless steel finish, feature corner Hob with extractor hood above. Under-counter Fridge. Ample space for family dining table and chairs. Seating/family area. CH Radiator. Access into the Utility Room.

## UTILITY ROOM:

Approx. 8'9 x 8'9. (2.7m x 2.7m). Fitted with base unit incorporating a stainless steel sink, wall mounted storage units. Plumbing and space for an automatic washing machine, space for a dishwasher, space for a fridge/freezer and space for a tumble dryer. Shelved larder cupboard. CH Radiator. Side-facing window and external door out into the garden.

Access into the Conservatory.

## CONSERVATORY:

Approx. 12'6 x 14'3. (3.8m x 4.3m). A lovely room with direct access out into the rear garden.

Split level staircase with steps leading up to the Lounge, with double glass panelled doors leading into the Lounge.

## LOUNGE:

Approx. 17'4 x 18'. (5.2m x 5.4m). A very generously proportioned main Lounge with feature exposed stone wall, fire surround and marble hearth incorporating a wood burning stove. Wood lined ceiling with inset spotlights. Rear-facing window overlooking the rear garden and countryside beyond. CH Radiator. Wall to wall, ceiling to floor glass windows with doors that lead out onto the balcony. The wooden balcony has a glass and wood balustrade/handrail and offers a lovely area for sitting out and enjoying the view.









**UPPER FLOOR :**

Upper floor Hallway with access to four Bedrooms, Bathroom and Shower Room. Built-in airing cupboard housing the hot water tank. CH Radiator. Ceiling spotlights.

**BEDROOM 1:**

Approx. 13'7 x 12'. (4.1m x 3.7m) Spacious main double Bedroom with a front-facing window offering super views over the rooftops towards Newbigging and Wellbank and further afield to Fife. CH Radiator.

**BEDROOM 2:**

Approx. 9'6 x 12'4. (2.9m x 3.8m). Good sized double Bedroom with a front-facing window offering fine views. Built-in triple wardrobe with shelving and hanging space, sliding wooden doors. CH Radiator.

**BEDROOM 3:**

Approx. 12'2 x 11'2. (3.7m x 3.4m). Spacious double Bedroom with a rear-facing window. CH Radiator. Access hatch into the loft space.

**BEDROOM 4:**

Approx. 11' x 11'2. (3.4m x 3.4m) . Another spacious double Bedroom with a rear-facing window offering views over the mature and extensive rear garden and open fields beyond. Built-in double wardrobe with shelving and hanging space, with sliding doors. CH Radiator.

**BATHROOM:**

Approx. 8'6 x 5'10. (2.6m x 1.8m). Comprising a coloured three piece bathroom suite, WC., wash-hand basin and a free-standing bath. Side-facing window. Heated towel rail. Tiled effect floor.

**SHOWER ROOM:**

Approx. 8'5 x 5'4. (2.6m x 1.6m) Comprising coloured WC., vanity unit incorporating the wash-hand basin. Separate shower cubicle. Side-facing window. CH Radiator.

**LARGE GARAGE:** with access from the property and also externally.

Approx. 17' x 17'8. (5.2m x 5.4m) The garage houses the Oil central heating boiler. Ample space for car garaging. Electric, power and light. A door leads to a little staircase with a small store room housing the electrics and providing further shelved storage. Staircase leading up into the property.

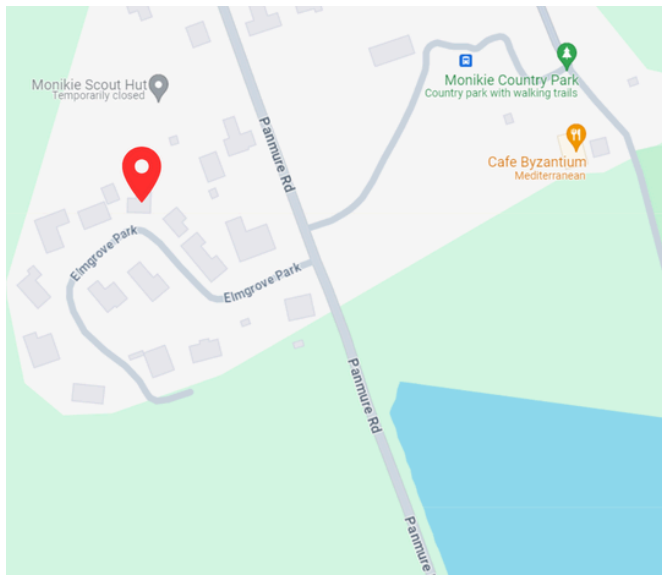
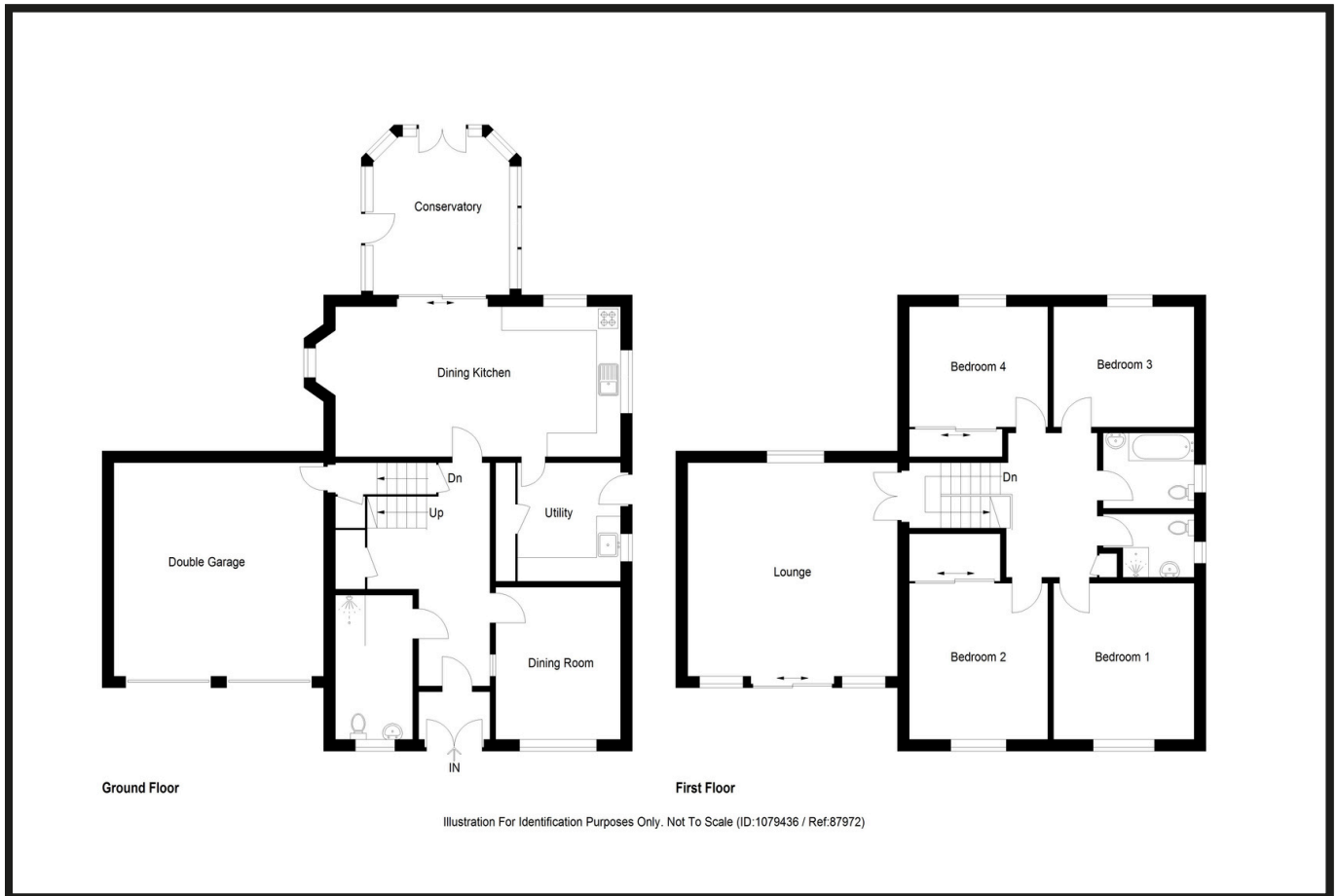








# Property Professionals



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