



**lindsays**

16 Malcolm Crescent  
Monifieth DD5 4RU

*"Spacious three bedroom detached bungalow in a much sought after location"*

- Hallway
- Lounge/Diner
- Conservatory
- Fitted Kitchen
- 3 Bedrooms
- Shower Room
- Ensuite
- Drive
- Gardens

EPC Rating C

**OFFERS OVER £240,000**



## Description

This is an excellent opportunity to purchase this spacious three bedroom detached bungalow in a much sought after location. Malcolm Crescent is ideally situated for ease of access to a number of local amenities including shops and highly recommended schooling on both a primary and secondary level.

The property comprises: hallway, bright and spacious lounge/diner, conservatory, fitted kitchen, three bedrooms and shower room. Benefits include double glazing, gas central heating and attic space. Included in the sale will be all light fittings, floor and window coverings. The white goods will also be included (no guarantees given)

Externally there is a garden to the front and a long drive with room for multiple vehicles. The rear garden is designed for ease of maintenance and laid with paving and stone chippings with a number of mature plantings.

This property will appeal to a number of buyers and early viewing is highly recommended.

## 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 Balmossie Station.

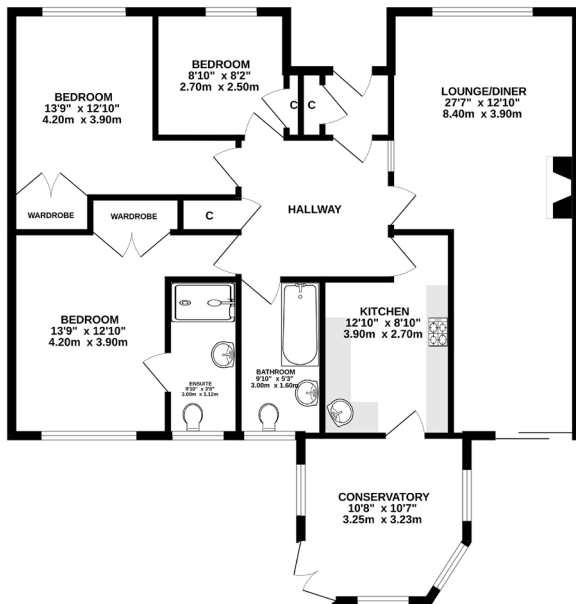
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

## Viewing

By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The format, appearance and appearance shown here has not been tested and no guarantee as to their operability or efficiency can be given. Made with Microsoft Office.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.