

ROSS STRACHAN & CO  
*Solicitors & Estate Agents*



**12 Soyaux Avenue, Monifieth**

*4 Bedroom Detached Villa*

*Offers over £325,000*

*"Bringing people and property together"*

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## The Property

This beautiful family home is located within a modern but established residential area of Monifieth, which remains popular with families and couples.

The property is immaculately presented with lounge, sitting room, dining kitchen, utility and cloakroom on the ground floor and 4 bedrooms on the first floor, two of which have en-suite facilities. There is also a family bathroom on the first floor, featuring a white 3-piece suite.

Externally the simple garden area to the front is laid to lawn with a monobloc driveway at the front of the home. The rear gardens have been beautifully landscaped to offer designated areas for relaxing, playing and enjoying the outside space, securely fenced on all sides.

The property features a high efficiency gas central heating system with Hive controller and double-glazed windows throughout.



## The Ground Floor

Entering the home from the front door you are welcomed into a spacious hallway with access to all habitable rooms and with stairs to the upper floor. The lounge lies to the right, with the comfortable sitting room to the left. Ahead of you lies the wonderful dining kitchen space, with breakfasting area and modern fitted units with integrated fridge freezer, oven, hob and dishwasher. Recently refurbished this stunning room is transformed into the perfect modern space to casually entertain or make sure that younger members of the family are getting the homework completed.

The kitchen offers direct access to the rear gardens and the upper patio area. Off the dining kitchen lies the utility room, with a door to the gardens and bin area. The utility room has a large pantry style cupboard which could be either used for food stuffs, linen or other items. The downstairs cloakroom offers a two-piece suite finished in white.

- Traditional Hall
- Lounge – 14'00" x 13'1"
- Sitting – 13'2" x 8'00"
- Dining Kitchen
- Dining – 12'4" x 10'9"
- Kitchen – 9'11" x 8'5"
- Utility – 5'10" x 5'9"
- Pantry Cupboard – 7'6" x 2'10"
- Cloakroom – 5'8" x 3'8"







### **The Garden**

The terraced gardens are split into three easily managed but distinctive areas, the upper patio space, perhaps for an outdoor breakfast, the centre section of lawn and the lower section of paving, to enjoy an evening drink with friends maybe.



## First Floor

On the upper floor the landing offers access to all rooms and features a large attic hatch. The master bedroom is spacious and features double fitted wardrobes as well as an ensuite with shower, wash hand basin and wc in brilliant white. Unusually the second bedroom also features an en-suite facility, with this particular feature proving extremely useful in a busy home. The remaining bedrooms are both a good size and feature fitted storage facilities.

The family bathroom is located towards the centre of the home and features bath, WC, wash hand basin in white, with large storage cupboard.

Double glazed windows feature throughout as well as a battery operated home alarm system. As you might anticipate the home offers full gas central heating throughout and features a Worcester high efficiency boiler with Hive operating system. Double glazed windows feature throughout as well as a battery-operated home alarm system.

- Landing
- Master Bedroom – 13'1" x 11'8" – double fitted wardrobes
- En- Suite – 6'5" x 4'9" – white suite with mixer shower
- Bedroom 2 – 10'7" x 8'5"
- En-Suite – 6'7" x 4'00" – white suite with mixer shower
- Bedroom 3 – 8'10" x 8'6" – fitted wardrobes
- Bedroom 4 – 8'10" x 8'7" (at widest points) – storage with sliding doors
- Family Bathroom – 8'5" x 6'3" – storage cupboard

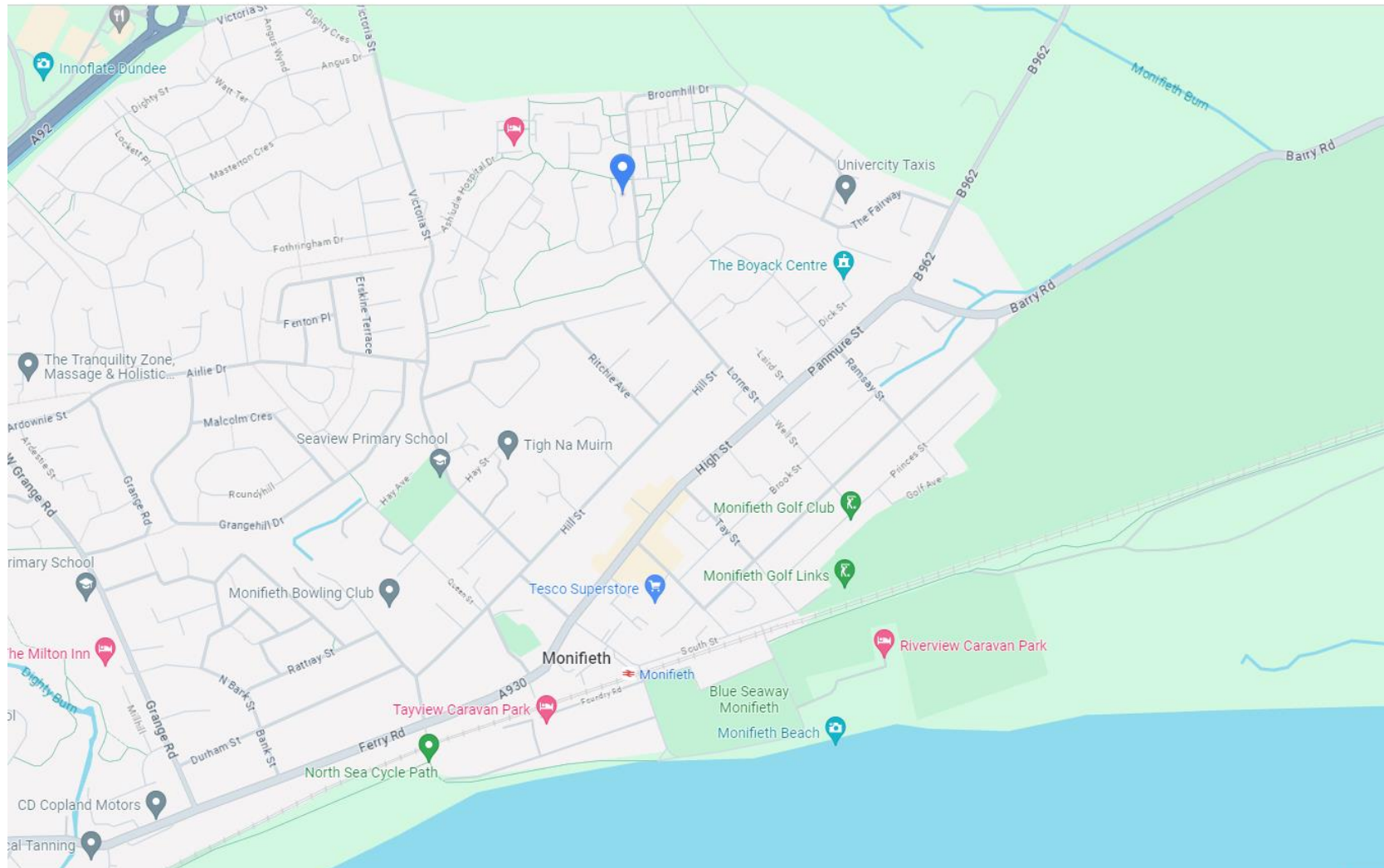


## Location

As one of Angus's many coastal towns Monifieth retains much of the character of a traditional town, with a bustling High Street filled with both local shops and a large, branded supermarket. The beach at Monifieth offers the perfect place to enjoy the North Sea coastline.

Monifieth is well served by both local and national services with public transport links including local busses and trains running throughout Dundee, Angus and the additional fact that Monifieth lies on the main East Coast Mainline Train Service, offering easy access to Edinburgh and London.

Monifieth has its own secondary school and primary schools, and other public services are well provisioned for within this delightful location.





GROUND FLOOR  
64.7 sq.m. approx.



1ST FLOOR  
62.8 sq.m. approx.



TOTAL FLOOR AREA : 127.5 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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**HOME REPORT:** is available on request or through TSPC

**VIEWING**  
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**EXTRAS**  
Certain extras may be available by separate negotiations.