



**lindsays**

1A Hill Street,  
Monifieth DD5 4JR

*"Well presented, four bedroom detached bungalow in a much sought after location"*

- Hallway
- Lounge
- Dining Kitchen
- 4 Bedrooms
- Bathroom
- Ensuite Shower room
- Utility & WC
- Drive
- Double Garage
- Gardens

EPC Rating D

**OFFERS OVER £400,000**



## Description

Lindsays are delighted to offer to the market this well presented four-bedroom detached bungalow in a much sought after location. Hill Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property comprises: hallway, bright and spacious lounge with patio doors leading to the main garden, a dining kitchen with an integrated hob, oven, fridge and dishwasher. The master bedroom has a built-in wardrobe and ensuite shower room. There are three further good-sized bedrooms all with built in wardrobes. A family bathroom with a bath and a separate shower cubicle. A utility/laundry room and a separate 3rd WC. Benefits include double glazing, gas central heating and partially floored attic space with Ramsay ladder.

Externally iron gates give access to the large driveway which has room for multiple vehicles and leads to the double garage. Beautifully landscaped gardens wrap around the property which is laid mainly in lawn with an abundance of lovely mature plantings. Early viewing is highly recommended as this property will sell quickly.

## Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living and those looking to retire. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants. 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.

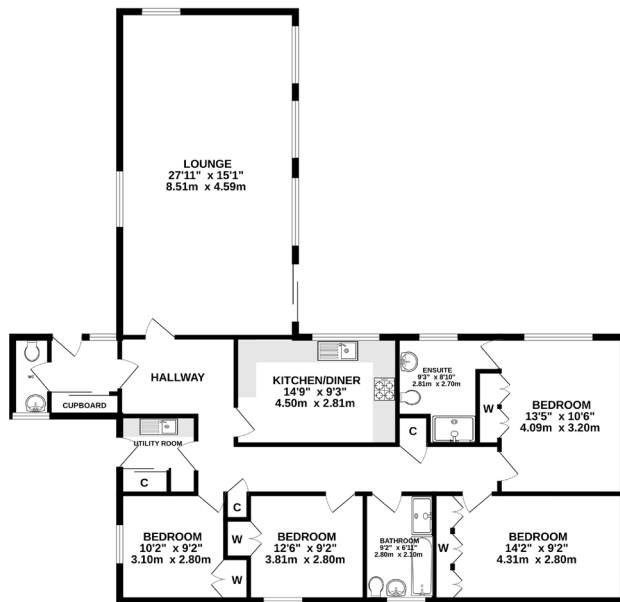
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

## Viewing

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



GROUND FLOOR



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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.