



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

12-14 Maule Street, Monifieth  
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



**1 Bedroomed, First Floor Flat**  
**1d Brook Street, Monifieth, DD5 4BD**

**Offers Over £90,000**

[www.legaleagles.tv](http://www.legaleagles.tv)

**DD5** ESTATE AGENTS

# 1 Bedroomed, First Floor Flat

## 1d Brook Street, Monifieth, DD5 4BD

We are delighted to offer for sale this well presented first floor flat situated in the heart of Monifieth only minutes walks from shops, restaurants, bars, bus stops and beach front.

This bright, 1 bedroomed home has been well maintained and consists of an entrance hallway, south facing lounge with open plan kitchen, double bedroom with built in storage and shower room. The property also benefits from double glazing and gas central heating.

This ready to move in property would be suited to a variety of purchasers as well as making an ideal first home within a popular location.

### Entrance Hall:

Bright and welcoming entrance hall accessed through a solid wooden security door.

### Lounge: **4.30m x 3.90m:**

A spacious and well-proportioned room which opens up to the kitchen. This living space is flooded with natural light from the large south facing window overlooking the front of the home.

### Kitchen: **3m x 1.80m:**

The kitchen is open plan to the lounge with storage space provided by a good range of wood effect wall and floor cabinets with complimentary worktop and matching splash back. Appliances within the kitchen include a built in oven with 4 gas burner hob and contemporary overhead extractor, space for tall fridge/ freezer and washing machine.

### Shower Room: **2.05m x 1.30m:**

Accessed directly from the entrance hall, this spacious shower room consists of a w.c, wash hand basin and corner shower cubicle with electric shower within.

### Bedroom 1: **3.10m x 3m:**

A very spacious bright and airy double bedroom with window overlooking the communal rear garden, built in wardrobe.

### Garden Area:

Attractive, low maintenance shared garden area to the back of the home. The front of the property is accessed via a well maintained stairwell that gives access to flat D located on the first floor as well as the rear garden and bin storage.

### Features

- First Floor Flat
- Move in Condition
- Open Plan Lounge/ Kitchen
- Double Bedroom
- Shower Room
- Shared Garden
- Council Tax Band: B (Dundee Council Feb 2025).
- EPC Band: C





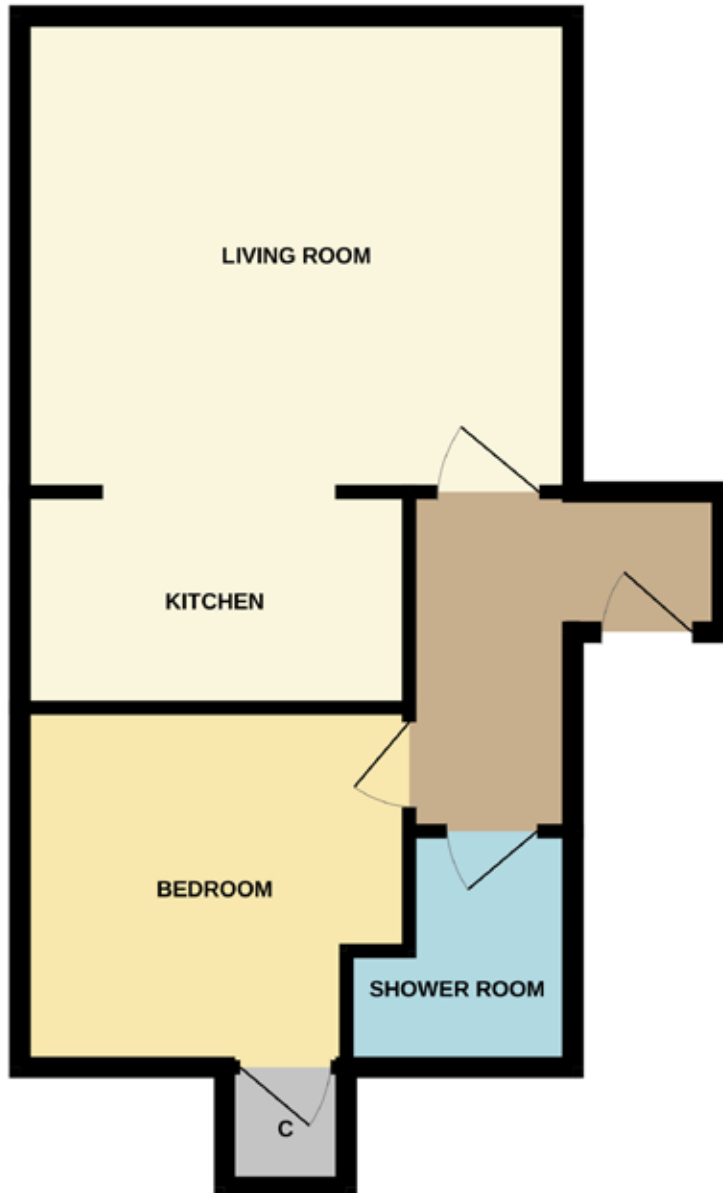


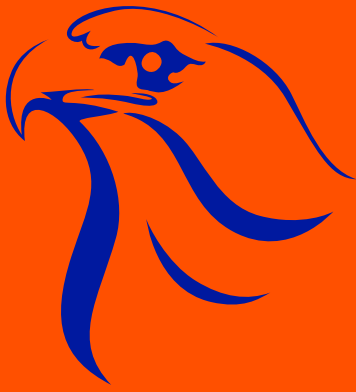


**t: 01382 539 313**



GROUND FLOOR





# Alan E Masterton

## SOLICITORS & ESTATE AGENT

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

12-14 Maule Street,  
Monifieth, Angus  
DD5 4JN

t. 01382 539 313  
f. 0845 643 1609  
e. [viewingstobook@legaleagles.tv](mailto:viewingstobook@legaleagles.tv)  
w. [legaleagles.tv](http://legaleagles.tv)  
[www.tspc.co.uk](http://www.tspc.co.uk)

Tel: **01382 539 313** Email: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com)  
[www.legaleagles.tv](http://www.legaleagles.tv) [www.tspc.co.uk](http://www.tspc.co.uk)

#### Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

# [www.legaleagles.tv](http://www.legaleagles.tv)

**“WHEN RESULTS MATTER”**

**ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES**

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.  
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.  
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH