



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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

Offers Over £90,000

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DD5 ESTATE AGENTS

1 Bedroomed, First Floor Flat

1d Brook Street, Monifieth, DD5 4BD

This 1 bedroomed, well presented flat is situated in the heart of Monifieth only minutes walks from shops, restaurants, bars, bus stops and beach front.

The first-floor property has been well maintained and consists of an entrance hallway, open plan kitchen lounge, double bedroom and shower room. Property benefits from double glazing and gas central heating.

This ready to move in property will attract a wide range of buyers looking to invest in a home in a popular location, early viewing is therefore highly recommended.

Entrance Hall:

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

Lounge: 4.30 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 windows overlooking the front of the home.

Kitchen: 3.0 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: 2.05 x 1.30

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: 3.10 x 3.0

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
- Double Bedroom
- Shower Room
- Shared Garden







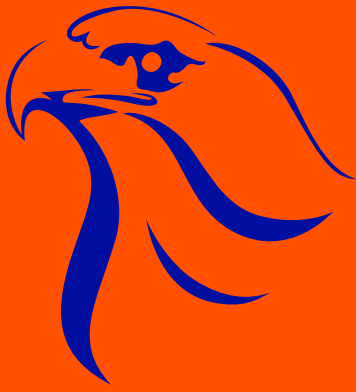




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, 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 quality or efficiency can be given.
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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council Tax Band:

B (Dundee Council May 2024).

EPC Band:

C

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 (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
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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.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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