



**lindsays**

27 Dighty Street,  
Monifieth, DD5 4UG

*"An attractive semi-detached family home in a highly sought after location".*

- Hallway
- Kitchen/Diner
- Lounge
- WC
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Gardens

EPC Rating Band C

**OFFERS OVER £265,000**



## Description

Lindsays are delighted to offer to market this attractive semi-detached three bedroom family home in a much sought after modern development in Monifieth. Dighty Street is ideally situated for ease of access to a number of local amenities. The property benefits from double glazing, gas central heating and partially floored attic space. Included in the sale are all floor coverings, light fittings and blinds where fitted along with all integrated appliances.

This lovely home is in move in condition throughout and comprises; Hallway with storage, WC, bright and spacious lounge with patio doors to the rear garden and useful storage cupboard, modern fitted kitchen with integrated appliances and ample space for dining. Upstairs the master bedroom has an ensuite shower room, two further double bedrooms and a family bathroom with shower over bath.

Externally to the front of the property is the driveway that leads to garage along with a small lawn area. To the rear of the property is the fully enclosed south facing garden, this is a generously sized garden mainly laid in lawn with a patio seating area ideal for enjoying the summer months.

Early viewing is highly recommended to fully appreciate the home on offer.

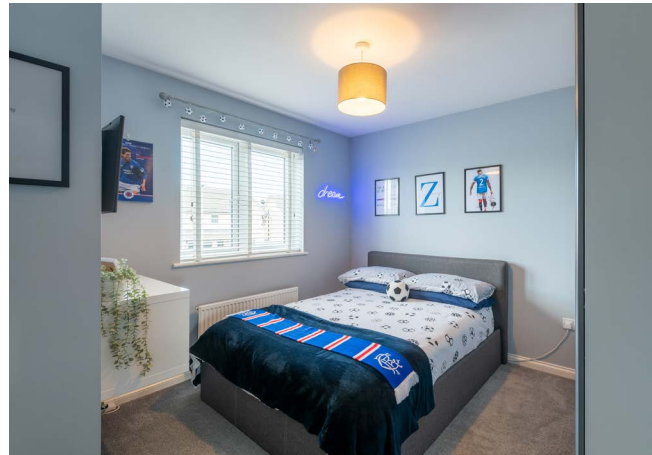
## Area

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.

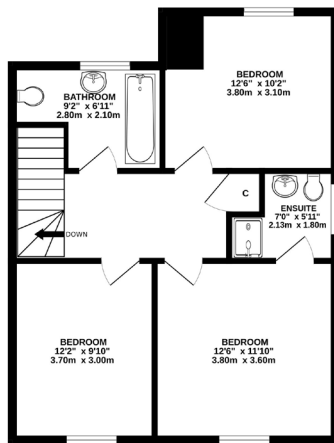
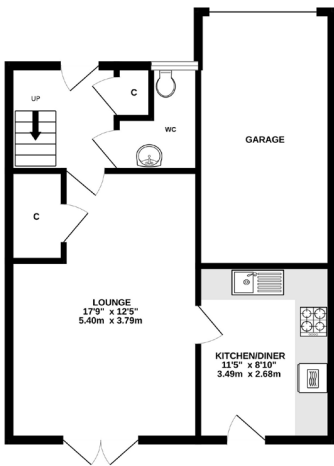
## Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, systems and appliances shown have not been tested and no guarantee

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.