



MICHAEL A. BROWN

— Solicitors & Estate Agents —



8 Dick Street, Monifieth, DD5 4EF

Offers Over **£170,000**



- End Terraced Cottage
- Quiet Cul de Sac
- Quaint Setting
- Secluded Garden
- Combi GCH; DG
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Large Conservatory

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01382 204242
property@michaelabrown.co.uk

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This traditional stone built END TERRACED COTTAGE is situated in a quiet cul-de-sac across from attractive modern housing within minutes' walk from the High Street. A lovely feature of the house is the large, double glazed conservatory which overlooks the south facing and secluded rear garden. The house benefits from combi gas central heating and double glazed windows but would benefit from some internal modernisation.

ENTRANCE HALL

Entered from the rear conservatory. Several built in storage, cloaks and central heating boiler cupboards.

LOUNGE

A spacious lounge with stone wall and inset living flame gas fire. Window overlooks the front. Double glazed patio doors open onto the adjoining conservatory.

KITCHEN

Fully fitted with wall and base units and granite effect worktops. Tiled splashback. Inset stainless steel gas hob and electric oven. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Parquet flooring. Velux window. Additional window overlooks rear garden.

PANTRY

Fitted with wall and base kitchen units. Space for upright fridge freezer.

DOUBLE BEDROOM

Built in wardrobe and two wall recesses. Window overlooks the front.

DOUBLE BEDROOM

Built in wardrobe and additional built in storage. Window overlooks the front.

BATHROOM

White three-piece suite. Mira electric instant shower and glazed shower screen over bath. Vanity unit with inset wash hand basin. Parador style ceiling with spotlights. Tiled floor. Opaque window. Chrome towel radiator.

CONSERVATORY

A very spacious and triple glazed conservatory. This overlooks the sunny south facing rear garden. Central heating radiator.

GARDENS

Small front garden area laid out with shrubs bushes and plants. A side path and metal gate leads to the rear garden. This is enclosed by low walls and screened by hedges, bushes and trees. Attractively laid out with monoblock paths and fruit trees. Timber shed with power and light. Outside water tap. A private and very sunny location.

EXTRAS

Included are all floor coverings, light fittings, blinds, curtains and integral kitchen appliances, automatic washing machine and fridge freezer.

LOCATION

On Panmure Street turn up North Ramsay Street. First right into Dick Street.

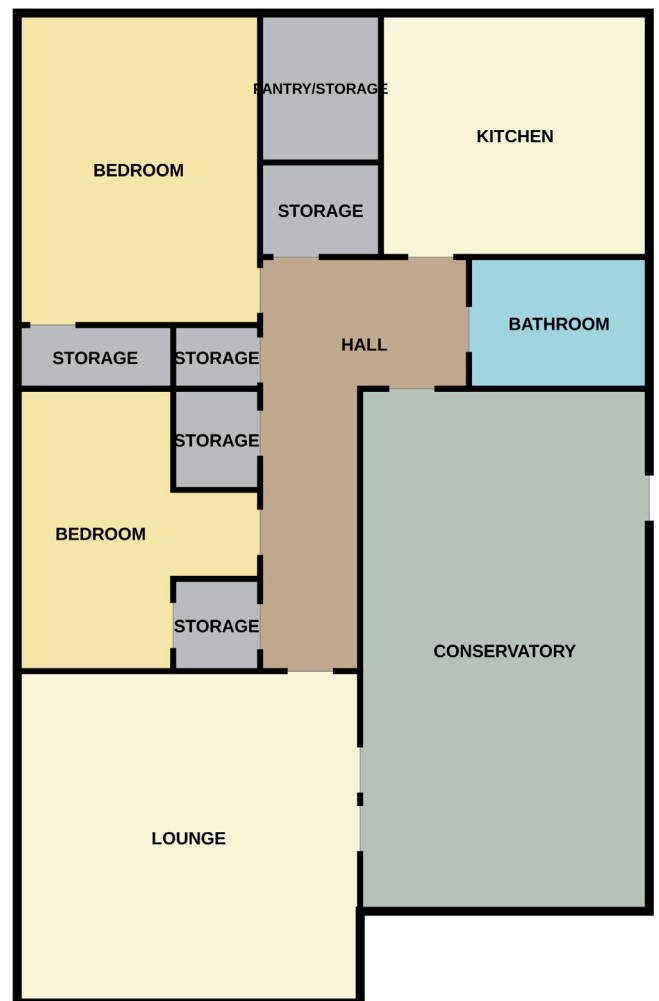
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HOME REPORT VALUATION - £ 170,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	14'7" x 13'7"	(4.47m x 4.17m)
Kitchen	8'4" x 8'2"	(2.57m x 2.51m)
Double Bedroom	11'8" x 11'3"	(3.60m x 3.44m)
Double Bedroom	10'7" x 8'9"	(3.25m x 2.72m)
Bathroom	6'4" x 5'1"	(1.95m x 1.55m)
Conservatory	23'0" x 9'0"	(7.00m x 2.75m)

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk