



**lindsays**

9 Panmurefield Terrace  
Monifieth, DD5 4QU

*"An attractive detached bungalow  
in a highly sought after area of  
Monifieth"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 3 Double Bedrooms
- Home Office/Nursery
- Shower Room
- Double Glazing
- Gas Central Heating
- Double Garage & Driveway
- Security Alarm

EPC Rating E

**OFFERS OVER £260,000**



## Description

Located within a very desirable street in Monifieth and just minutes from the High School this lovely bungalow will appeal to a wide variety of buyers. The property is in move in condition throughout and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, combination oven and microwave, fridge, freezer, hob, dishwasher, washer dryer and fan heater in the kitchen.

The main accommodation is on the ground floor and comprises a bright and comfortable lounge/dining room, custom made kitchen, two good sized double bedrooms and the shower room. Moving to the upper floor you will find a generous double bedroom featuring a picture window with views out to the river Tay and beyond. A further room is an ideal home office or a nursery. There is superb storage in the eaves which is floored and benefits from light.

Externally at the front of the property lies an easily maintained garden laid mainly with lawn and borders. A driveway provides ample parking for multiple vehicles and leads to the double garage. The garage has an electric door and both power and light with a side door to the garden. The main garden lies at the rear and being south facing benefits from sun throughout the day and is also laid mainly with lawn. The pretty summerhouse and shed are also included in the sale.

This lovely home can only be fully appreciated by viewing which is highly recommended.

## 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.

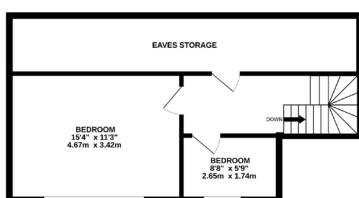
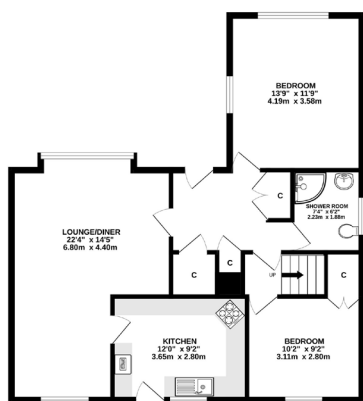
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.