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**10 DURHAM STREET, MONIFIETH, DD5 4PG**  
**OFFERS OVER £230,000**

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HOME REPORT VALUATION £230,000

EPC RATING D



This three-bed semi-detached villa is located in the coastal town of Monifieth on the north shore of the Firth of Tay. The property is within walking distance of the beach and Monifieth Golf Links along with many amenities. There are primary schools, a secondary school and shops in the immediate vicinity. The area also has excellent transport links to Dundee and the surrounding towns. The property although in need of some modernisation has the potential to become an excellent family home.

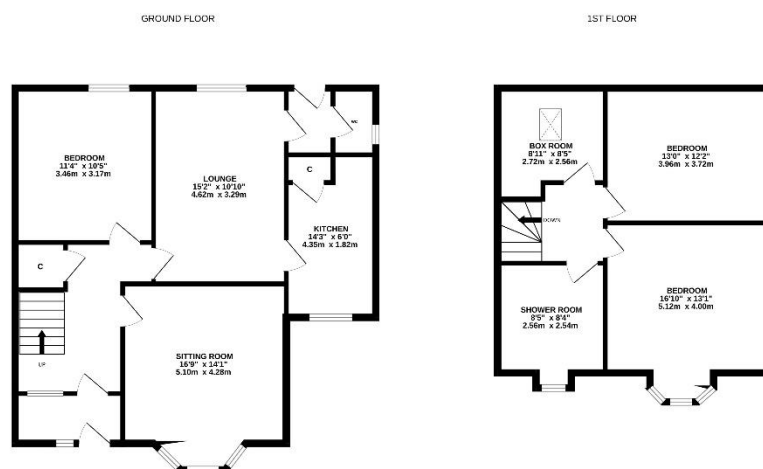
The building is a very attractive traditional stone-built home. The front of the property has decorative metal fretwork which once restored will become an excellent external feature. The property enters to a vestibule area with glass panelling allowing light to enter the hallway. the hallway provides access to the lower level of the accommodation and the upper via a staircase with storage underneath.

The spacious lounge to the front of the property benefits from a large bay window overlooking the garden. The room also still has many of the original features such as the decorative wooden panelling around the windows, the cornice and intricate ceiling rose. There is a further living room to the rear of the property with a window looking towards the main road. The kitchen to the side of the property has a south-facing window and additional storage. A formal dining room is located to the rear of the property.

The upper floor of the accommodation comprises of two double bedrooms, a shower room and a spare room which may be used as a small bedroom or home office. The master bedroom features a dormer bay window which looks out towards the water. The second bedroom is a good-sized double bedroom with a window to the side. The shower room is fitted with a corner shower cubicle, w.c. and sink. The walls are partially tiled and partially fixed with wet wall. There is a charming, arched, south-facing dormer window with frosted glass for privacy.

The property has ample outside space having both front and rear garden ground. The spacious front garden faces to the south and has a large lawned area and clothes drying poles. The rear garden provides access from the street and has a single garage.

Early viewing is highly recommended to fully appreciate this property and its potential.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and do not necessarily conform to any measurement or specification. The plans do not illustrate fixtures, fittings and shall be used as a guide only for prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Markwell Mortgage (2024)



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