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**1 BALMOSSIE AVENUE, MONIFIETH, DUNDEE,  
DD5 4QN  
OFFERS OVER £250,000**

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HOME REPORT VALUATION £250,000

EPC RATING

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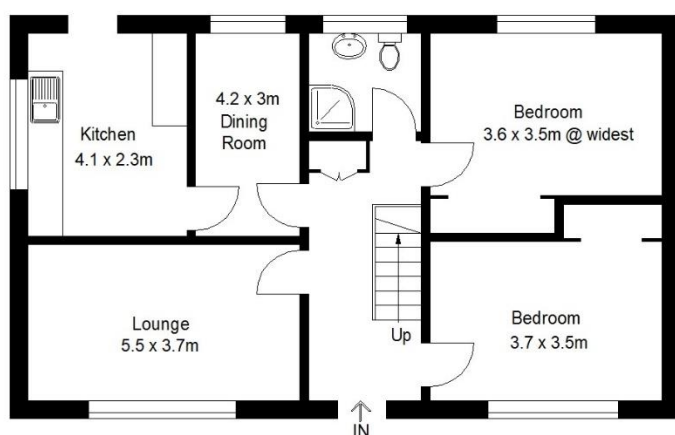
This four-bed detached property is located in the coastal town of Monifieth on the north shore of the Firth of Tay. The property is only a short distance from Monifieth High School. The beach and Monifieth Golf Links are within easy reach along with many amenities including shops and supermarkets. There are primary schools and shops in the immediate vicinity. The area also has excellent transport links to Dundee and the surrounding towns. The property has the potential to be an excellent family home and was constructed in the late 1960s as part of the Betts development in the area.

The property enters to the hallway providing access to the lower level of the property, an exposed staircase leads to the upper floor. To the front of the property is a spacious lounge and bedroom. The lounge has a front facing window and electric fire. The bedroom also has a front facing window along with a built-in wardrobe with sliding doors. At the end of the hallway is the formal dining room which has a rear facing window and leads directly to the kitchen. The kitchen has been fitted with both wall and base units along with an integrated oven and hob. The room houses the boiler and also provides access to the rear garden. The shower room has been fitted with a three-piece white suite consisting of a corner shower cubicle, w.c., sink and vanity unit. The second lower-level bedroom has a window to the rear along and a built in wardrobe.

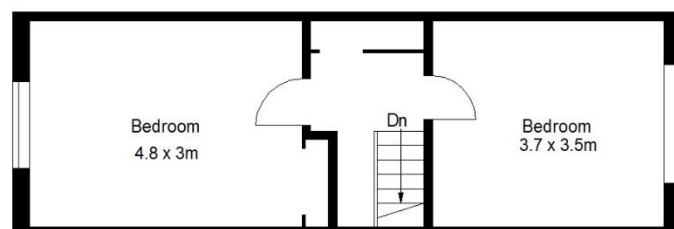
The upper floor of the accommodation comprises of two double bedrooms and a storage cupboard at the top of the staircase for additional storage. The bedrooms are of a similar size, and have combed ceilings and a window to either side of the property. There is potential to develop and extend the rooms with Dorma windows as seen in many other properties in the area.

The property benefits from both front and rear gardens. The front garden has a small lawned area bordered by flower beds and mature shrubs. A driveway with the potential to fit 3 or 4 vehicles connects the front to the rear garden. A single garage can be found at the end of the drive. The rear garden is laid in lawn with a flower bed border and has a small patio area. A gravel path runs along the perimeter of the garden.

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



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1093875 / Ref:88383)



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