



**lindsays**

7 Whithorn Place,  
Monifieth DD5 4TX





## Description

Lindsays are delighted to offer to the market this immaculately presented four bedroom detached villa in a much sought after location. Whithorn Place is ideally situated for ease of access to a number of local amenities including highly regarded schooling on a primary and secondary level.

The accommodation offers spacious accommodation spread over two floors and comprises: hallway, bright and spacious family room and dining room with patio doors leading to the rear garden. There is a modern breakfasting kitchen with integrated appliances, utility room and WC. Upstairs there is a large lounge with dual aspect and patio doors leading to a balcony. The master bedroom has built in wardrobes and ensuite shower room. There are three further double bedrooms and family bathroom with separate shower cubicle. Benefits include double glazing, gas central heating and attic space with Ramsay style ladder.

Externally there is a monoblock drive with room for multiple vehicles leading to the double garage with electric door. The rear garden is fully enclosed and is a combination of lawn and decking areas with a large selection of mature plantings. There is also a summer/green house which will be included in the sale.

This beautiful family home will appeal to a number of buyers and early viewing is highly recommended.

- Hallway
- Lounge
- Family Room
- Dining Room
- Breakfasting Kitchen
- Master bedroom with ensuite
- 3 Further Double Bedrooms
- Family Bathroom
- Utility & WC
- Double Garage
- Drive
- Gardens

EPC Rating C

**OFFERS OVER £390,000**

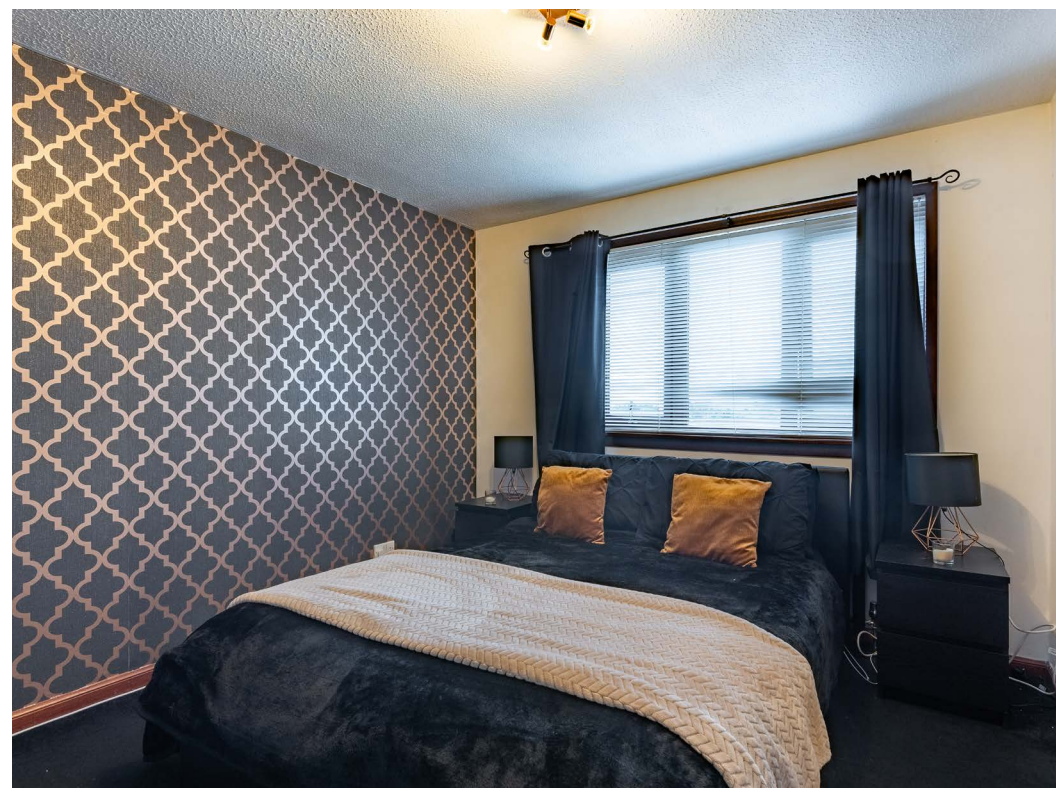




*"Immaculately presented four bedroom detached villa in a much sought after location"*







## Area

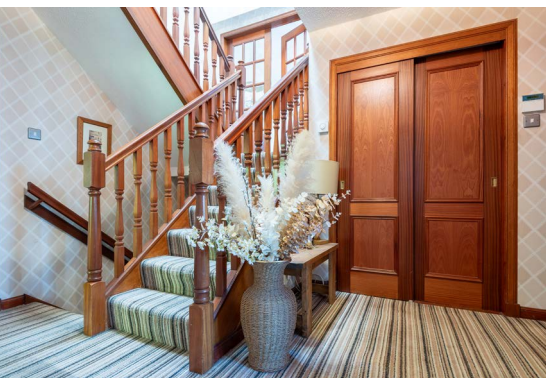
Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned 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.

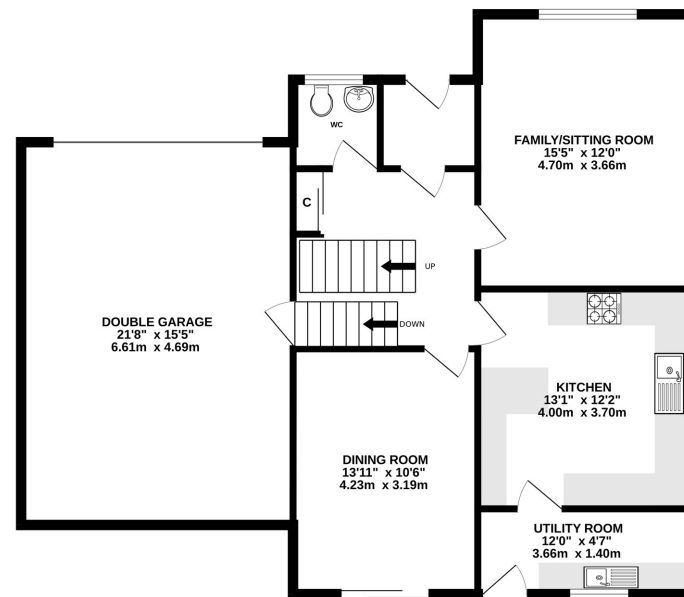
## Viewing

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

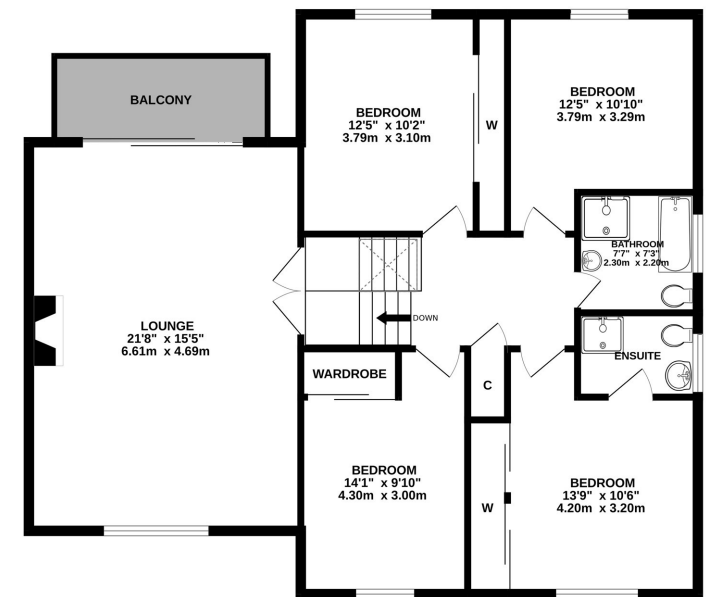




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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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.