



Thorntons
The right way to move

2 Grangehill Drive Monifieth

Dundee, Angus, DD5 4RH





“A sunny, 22 foot, dual aspect living room”



Property Summary

This spacious detached villa, the showroom house of the original estate, set within lovely mature gardens and benefiting from private parking with a double garage and driveway, offers a spacious and versatile family home in a much sought-after location. Ideally situated for easy access to nearby amenities including shops, parks, the beachfront and golf course, highly recommended schools at both primary and secondary level, and good local and national bus and train transport links. This late 1960s designed house comprises generous accommodation throughout, including a large dual-aspect living room with full-size picture windows, separate formal dining room, kitchen, study/sitting room and ground floor cloakroom. The upper floor has 4 bedrooms, the master bedroom with an en-suite bathroom, and a family shower room.

Features

- Spacious detached villa on a corner plot with a large mature wraparound garden
- Large entrance hall with storage space and ground floor WC
- Sunny 22 foot dual aspect living room
- Separate formal dining room connected to the living room via sliding doors
- Bright kitchen with ample storage cupboards and garden access
- Study/second sitting room
- Principal bedroom with en-suite bathroom and walk-in wardrobe
- 3 additional bedrooms all with built-in wardrobes
- Family shower room
- Large floored loft
- Attractive wraparound garden with sun patio
- Private driveway and detached double garage
- Modern double glazing throughout
- Gas central heating
- Home alarm system



“This large detached villa enjoying generous sized accommodation throughout offers a light and airy, spacious and versatile family home”





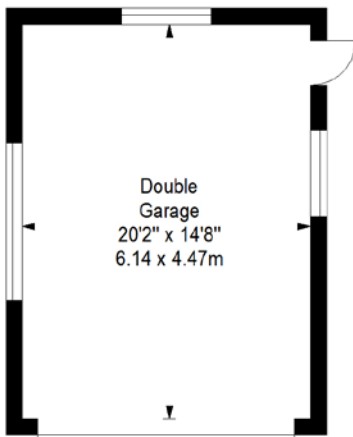


“The attractive wraparound gardens include neat lawns, leafy established planting, and a secluded dining terrace”

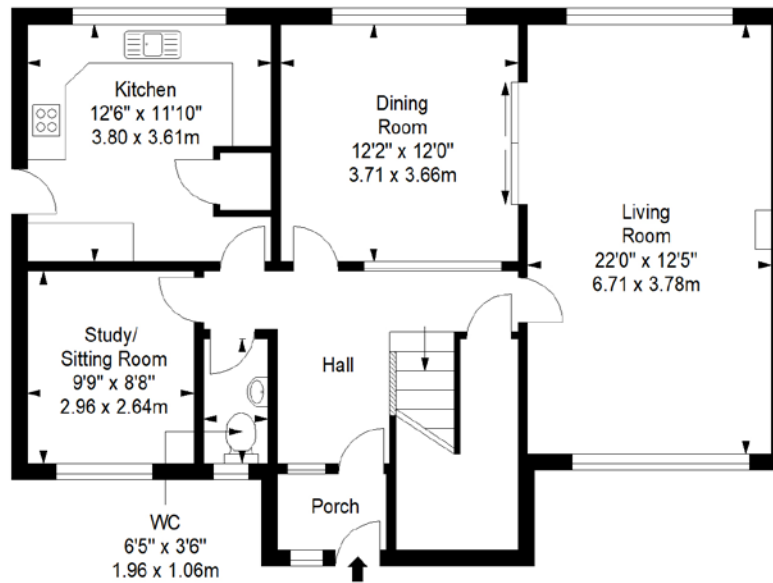


Floorplan

Double Garage
Approx. 27.4 sq. metres (294.9 sq. feet)

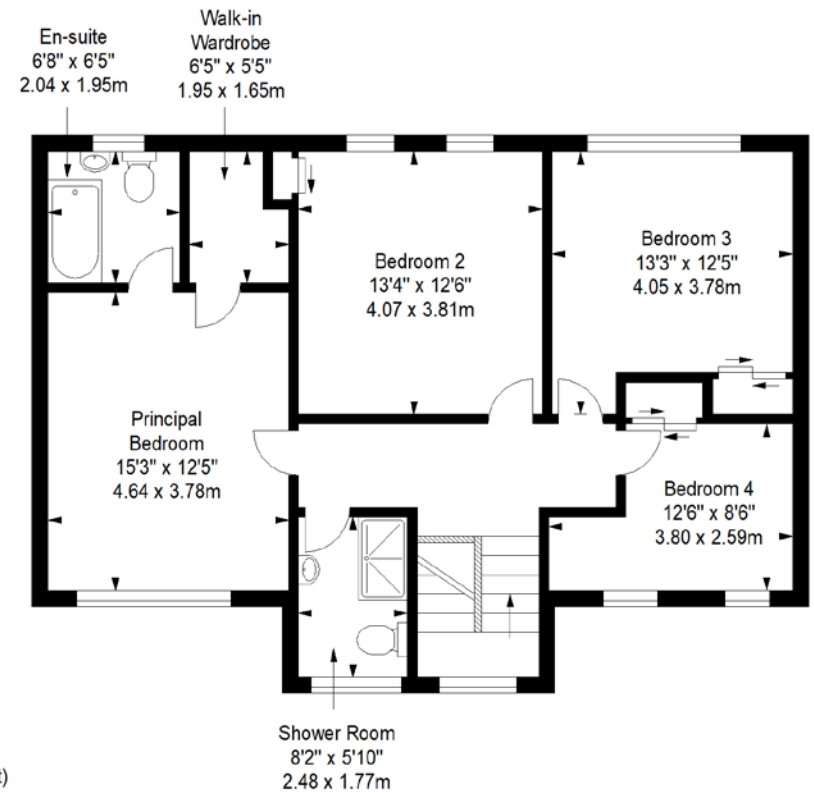


Ground Floor
Approx. 83.9 sq. metres (903.1 sq. feet)



Total area: approx. 195.8 sq. metres (2107.6 sq. feet)

First Floor
Approx. 84.5 sq. metres (909.6 sq. feet)





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