



63a Monifieth Road | Broughty Ferry | DD5 2RW

Offers Over £235,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Located in the ever-popular Broughty Ferry, this spacious two-bedroom maisonette is brought to the market in excellent condition. Monifieth Road offers easy walking access to the Ferry's main amenities including independent shops, popular bars/restaurants, first-class schooling and fantastic commuter transport links. As well as local parks and the national cycle route linking Broughty Ferry to Monifieth.

Set over two floors comprising of lounge, modern kitchen, two double bedrooms and family bathroom offers generous accommodation with a total gross internal floor area of 123m². The property also benefits from gas central heating.

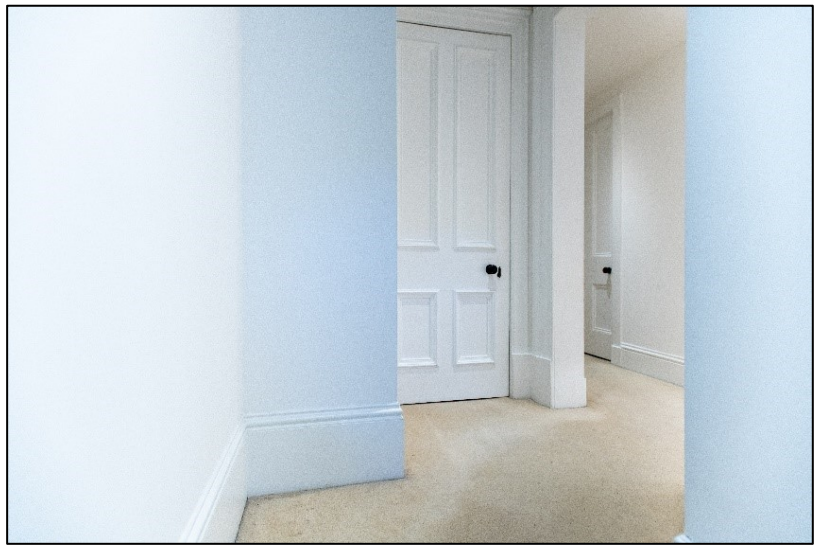
- Ground & Lower Ground Floor Maisonette
- Lounge: 17'1 x 14'7 (5.23m x 4.47m)
- Kitchen: 11'7 x 14'2 (3.58m x 4.34m)
- Bathroom: 7'2 x 5'6 (2.19m x 1.71m)
- Master Bedroom: 13'9 x 15'4(4.25m x 4.70m)
- Bedroom 2: 13'1 x 14'2 (4.00m x 4.33m)
- Private Front Garden
- Wooden Shed



Entrance: Mutual entrance hallway leading into the property. Within the entrance hallway there is a storage cupboard which could be converted to a cloakroom if wished.

Lounge: Bright spacious front facing room with double windows overlooking the garden, period features including cornice, architraves and wooden fire surround, shelved alcove cupboard, tv point, downlighters and radiator.

Kitchen: Modern fitted kitchen with base units, coordinating worktops incorporating a composite white sink with mixer tap, integrated fridge freezer, integrated washing machine, induction hob, Bosch oven, downlights, radiator, window overlooking the mutual courtyard to the rear, three wall cupboards provide further storage.



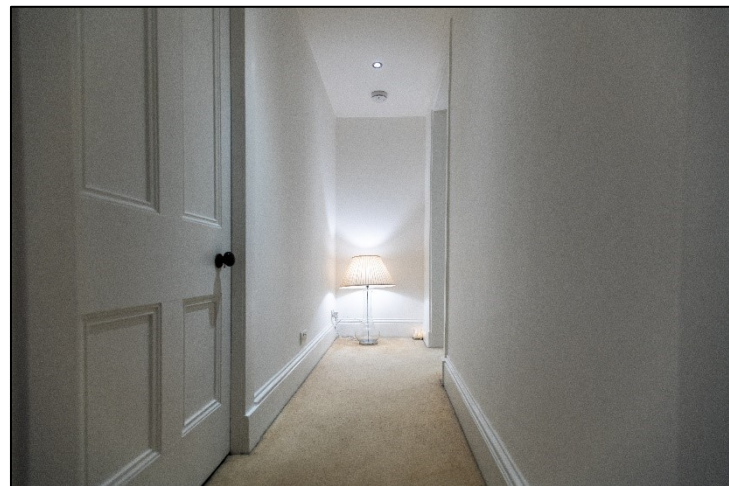
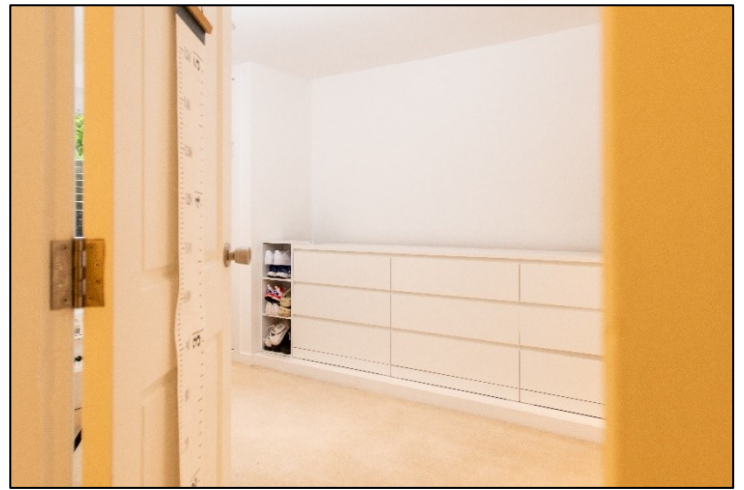
From the main hallway the staircase leads to the lower level, radiator and large storage cupboard.

Bathroom: Three-piece suite comprising of toilet, wash hand basin, bath with shower, ceramic tiled floor with coordinating floor to ceiling tiles, and white towel radiator.

Master Bedroom: Side facing with window, radiator, downlighters and full length fitted wardrobe with hanging rail and shelves.

Bedroom 2: Window with box seat, downlighters, radiator and storage cupboard which houses the gas boiler.

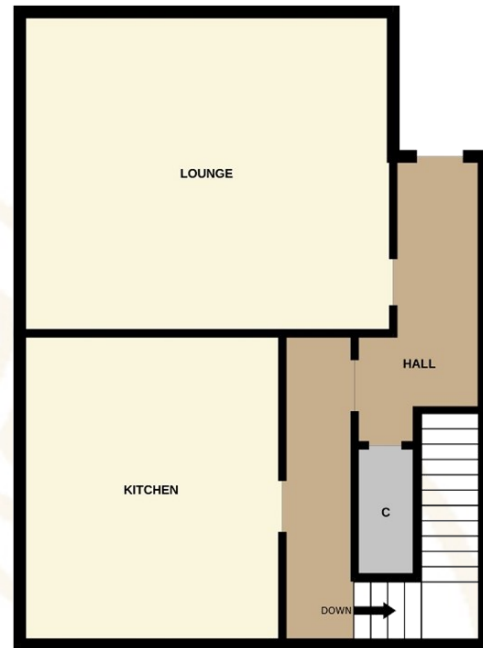
Outside: The private front garden is laid to grass with stoned borders and shrubs, the wooden shed is included in the sale. There is also a mutual courtyard to the rear of the property.



BASEMENT
59.7 sq.m. approx.



GROUND FLOOR
63.0 sq.m. approx.



TOTAL FLOOR AREA: 122.7 sq.m. approx.

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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Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Dundee City Council

Council Tax Band: D

Post Code: DD5 2RW

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

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