



lindsays

10 Wemyss Crescent
Monifieth, DD5 4RA

"A tastefully presented, extended four bedroom detached bungalow close to the school in popular Monifieth"

- Hallway
- Lounge
- Dining Kitchen & Utility
- Master Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating C

OFFERS OVER £300,000



Description

This beautiful extended detached bungalow is located in a very desirable area within a few minutes walk of the school in popular Monifieth. This lovely home has been tastefully extended and is in move in condition throughout. Practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, combination oven and microwave, hob, dishwasher and fridge freezer in the kitchen.

The accommodation which is all on one level comprises a bright, south facing lounge, stylish open plan kitchen diner with utility area, master bedroom featuring fitted wardrobes and an en suite shower room, two further double bedrooms both with fitted wardrobes, single bedroom/home office and the family bathroom with shower over the bath. The attic has been floored.

At the front of the property lies a driveway providing off street parking and leading to the single garage. The front garden is laid mainly with lawn. The main garden lies at the rear and is secluded from others and also laid mainly with lawn. This superb bungalow and excellent location can only be fully appreciated by viewing which is highly recommended.

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.

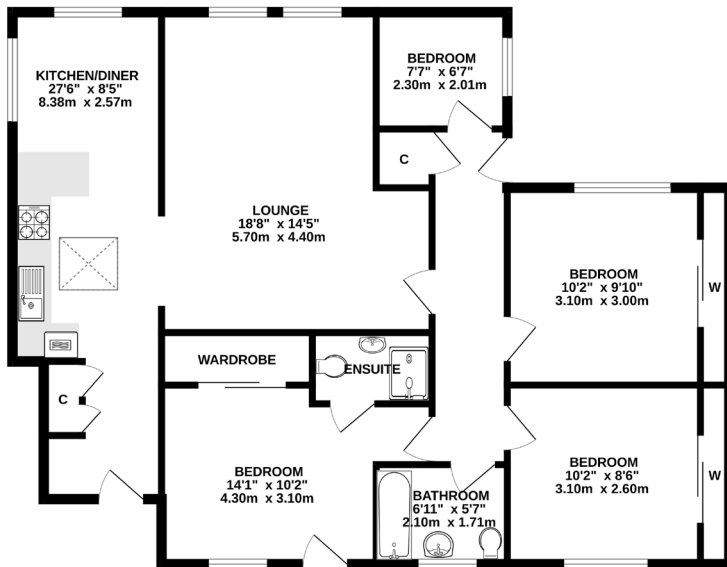
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



We have 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. Information is for guidance only and should be used as a guide only. 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 W: 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.