



Alan E Masterton

SOLICITORS & ESTATE AGENT

www.legaleagles.tv

105 Ferry Road, Monifieth, DD5 4PX

Semi Detached Family Home

Offers Over £280,000



DISABLED

105 Ferry Road, Monifieth, DD5 4PX

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this beautiful 3 bedroomed family home. 105 Ferry Road is a superb, characterful home ideally situated for ease of access to a number of local amenities including shops, schools and transport links.

The property is entered through a side gate from the front of the home that opens up into a large, tranquil garden that stretches all the way down to the Dighty burn. The peaceful and playful garden grounds is made of several neuks for dining, relaxing and exploring in a serene environment.

This family friendly home offers spacious, bright accommodation over two levels. Accommodation in full comprises of; A modern kitchen flooded with natural light, conservatory that opens out onto a large decked patio within the garden, lounge with woodburning stove, two bedrooms with shower room on the first level, carpeted staircase with feature stained glass windows give access to a further double bedroom with built in wardrobes and a generously sized shower room.





105 Ferry Road, Monifieth, DD5 4PX

Entrance Vestibule:

A welcoming entrance accessed through a upvc security door into a bright vestibule with access to a utility room with space for washing machine and opening into the modern kitchen.

Kitchen **3.83m (widest) x 4.04m**

An extremely spacious, modern kitchen flooded with natural light from the large skylight and south facing window looking out across the secluded garden. Ample storage space provided by a good range of gloss wall and floor cabinets with complimentary worktop and upstand. Appliances within the kitchen include a built in Neff oven and microwave, induction hob within the kitchen island, integrated fridge/freezer and dishwasher. This family kitchen is the hub of the home and dining can be found at the kitchen island or from the conservatory giving the option to fully open up this family space.

Conservatory **2.7m x 3.4m (widest)**

An excellent addition to this family home overlooking the beautiful, picturesque garden grounds. The conservatory opens up onto a large decked patio creating an ideal spot for outdoor dining and entertaining in the warmer months.

Living Room **3.30m (widest) x 5.12m**

A spacious and well-proportioned room entered through a modern glass door from the kitchen. Feature fire surround with wood burning stove provides a relaxing focal point to the family room.

Shower Room **2.01m x 1.75m**

This spacious shower room consists of a w.c, wash hand basin and shower cubicle with mains operative shower within. Built- in cupboard provides excellent additional storage.

Bedroom 1/Sitting Room **3.97m x 3.75m**

A versatile room currently getting utilised as a secondary lounge. Would make an ideal bedroom or playroom.

Bedroom 2 **3.37m x 3.75m**

Another generously sized bedroom overlooking the front of the home.

Upper Floor:

Bedroom 3: **3.66m x 4.65m**

A very spacious bright and airy double bedroom with bay window overlooking the garden, built-in wardrobes provide ample storage space.

Shower Room **2.56m (widest) x 3.60m**

A generous sized stylish shower room with shower enclosure with mains operative shower within, modern counter top wash hand basin with led mirror above, w.c. and built in cupboard provides excellent additional storage.

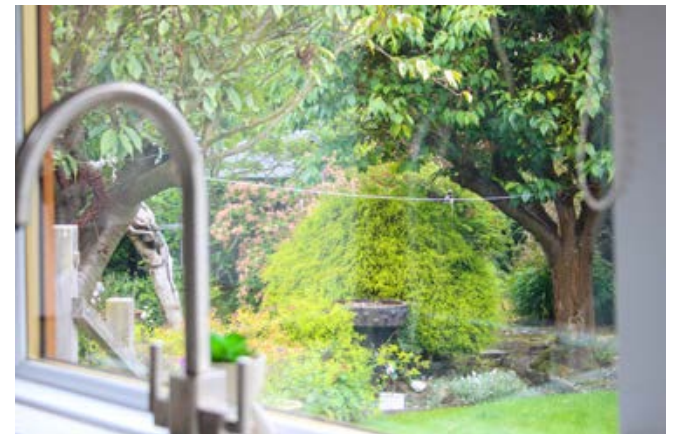
Garden Area:

To the front of the home is a low maintenance garden laid mainly with lawn with borders of mature shrubs and path which gives access to outdoor storage and gate leading to the main entrance of the home. The garden area to the rear of the home is beautifully landscaped with a path that walks through the different peaceful neuks and outdoor storage within the garden before opening up onto a large grassed area with mature trees and the sound of the Dighty burn. Mature trees, shrubs and bushes throughout the garden add pops of colour and makes the garden both a peaceful and playful environment to be in.

Outhouses:

The property benefits from 3 spacious outhouses, the first is adjacent to the entrance pathway and consists a large store appx 4m x 3m floor area, the second to the left of the rear garden as you progress down the garden pathway is a large Garden cabin appx 7mts x 3mts in floor area, and the 3rd to the right of the rear garden is another large storage shed/workshop appx 15mts x 3mts floor area, all 3 will be unlocked for you to view during your visit and we ask that you finish with the house interior viewing before you view the 3 outhouses.







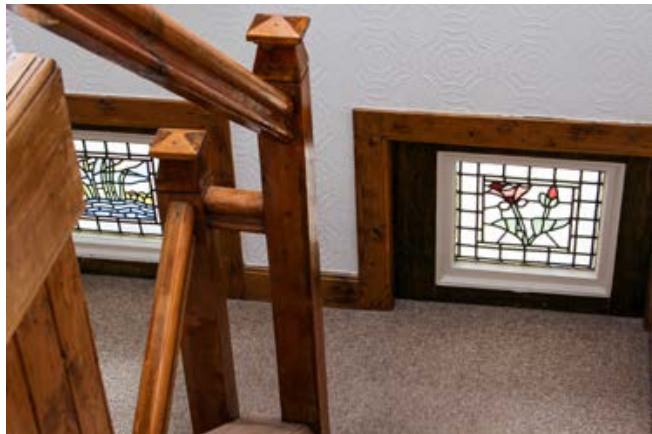






Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109136)

Home Report:

Please visit our own website at www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

E (Angus Council).

EPC Band:

E

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)



Alan E Masterton

SOLICITORS & ESTATE AGENTS

12-14 Maule Street,
Monifieth, Angus DD5 4JN
Phone: 01382 539 313

www.legaleagles.tv

t. 01382 539 313 • f. 0845 643 1609

e. info@legaleagles.tv • w. legaleagles.tv



Estate Agents • Power of Attorney • Wills • Executries

Selling, buying and leasing property in: Monifieth, Broughty Ferry, Forfar, Perth and Arbroath

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.