



CB

11E BROOK STREET, MONIFIETH, DD5 4BD
OFFERS OVER : £122,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom. External: Mutal Rear Drying Green.

This well-presented TOP FLOOR TWO BEDROOM APARTMENT is situated in the popular area of Monifieth. The property is close to all local amenities within Monifieth including shops, cafes, restaurants schools and a main bus route. The property benefits from double glazing and gas central heating. Externally the property has a drying green to the rear. Early internal viewing is highly recommended.

ENTRANCE: -

A glazed door gives access to the reception hallway. Built-in utility cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 17'1" x 13'0". The spacious lounge is tastefully decorated and has a double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. Built-in alcove with cupboard below. Built-in storage cupboard. Feature fireplace with electric fire. Wall lights. Carpet. Radiator.

KITCHEN: -

Approximately 11'1" x 8'5". The kitchen has a range of base and wall mounted storage units. There is a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Integrated appliances include a gas hob with electric oven below and stainless-steel extractor hood above. There is a stainless-steel sink with plumbing connections for a washing machine. Under unit light. Tiled flooring. Radiator.

BEDROOM 1: -

Approximately 13'11" x 13'2". This is a good-sized double bedroom with a double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. Built-in wardrobe. Carpet. Radiator.

BEDROOM 2: -

Approximately 14'6" x 10'7". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the rear garden. Fitted vertical blind. Built-in wardrobe. Carpet. Radiator.

BATHROOM: -

The bathroom comprises w.c., wash hand basin and a bath with a thermostatic shower above. There is attractive wall and floor tiling. Wet wall splashback. The double-glazed window offers a good deal of natural light. Radiator.



EXTERNAL: -
There is mutual drying green to the rear of the property.

INCLUDED IN SALE: -
All carpets and window blinds are included in the sale.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

Email: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.