



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

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

3 Bedroomed, Semi-Detached Bungalow
18 Waterside, Monifieth, DD5 4PN



www.legaleagles.tv

Offers Over £190,000

DD5 ESTATE AGENTS

3 Bedroomed, Semi-Detached Bungalow

18 Waterside, Monifieth, DD5 4PN

Situated within a quiet cul-de-sac in a highly popular residential area of Monifieth, this well presented 3 bedroomed property is only a short distance from the beach front, woodland walks and golf courses as well as being close to all local amenities including shops, schools and public transport.

This bright and spacious home provides comfortable accommodation all at a ground floor level. Accommodation comprises of an entrance hallway, dining lounge which leads into a modern kitchen, 3 bedrooms and shower room. French doors lead out into a secluded garden area with summer house and trees outwith the property providing a tranquil backdrop to this family home.

Property benefits from double glazing, gas central heating, outdoor storage and summer house as well as a gate leading out onto the viaduct pathways, ideal for dog walking, school routes and family living.

Entrance:

The home is accessed through a upvc security door into an entrance hallway. The hallway gives access to the shower room and dining lounge through a contemporary glass door. An additional hallway is accessed from the lounge giving access to the bedrooms at the rear of the home as well as built in storage.

Lounge/Dining: 6.69 x 3.02m:

A spacious and bright family room with large double-glazed windows overlooking the front of the property. The south facing room provides a bright, comfortable atmosphere in which to relax and opens up to the modern kitchen.

Kitchen: 2.81 x 2.28m:

The kitchen is fitted with a variety of wall and base units providing an ample amount of storage space with complimentary wood effect worktops and upstand. Appliances within the kitchen include an induction hob with over head extractor, integrated tower oven and microwave, fridge freezer and space for washing machine.

Shower Room: 2.26 x 2.91m:

A bright shower room which comprises of a W.C and wash-hand basin within a vanity unit, a large shower cubicle with mains operative shower within and excellent additional storage provided by built in units.

Bedroom 1: 3.15m x 3.00m:

A generous sized bright and airy room with double glazed window and built in storage.

Bedroom 2: 2.92m x 2.61m

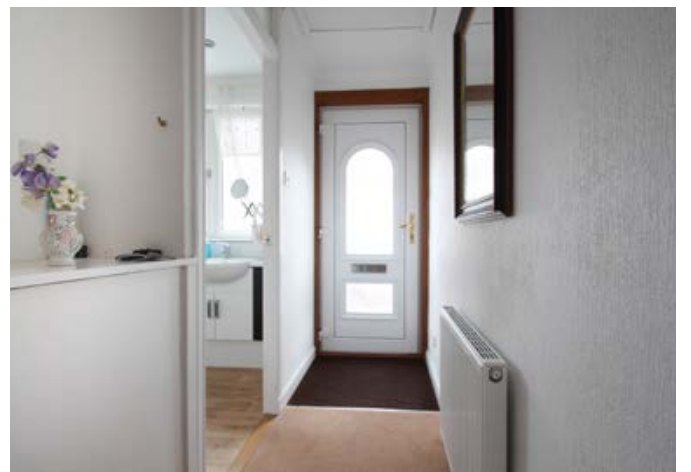
Another generous sized double bedroom with window overlooking the rear garden.

Bedroom 3: 3.76m x 2.36m

Overlooking the secluded rear garden this versatile room benefits from French doors leading out into the garden.

Summer House:

A great additional space in the garden, ideal for relaxing and entertaining in the warmer months.





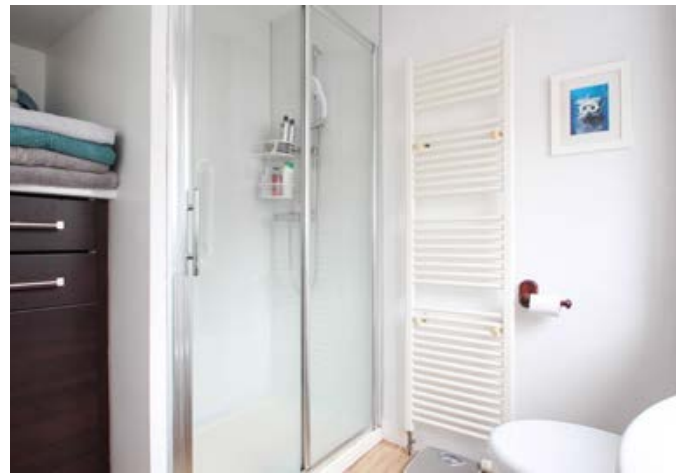
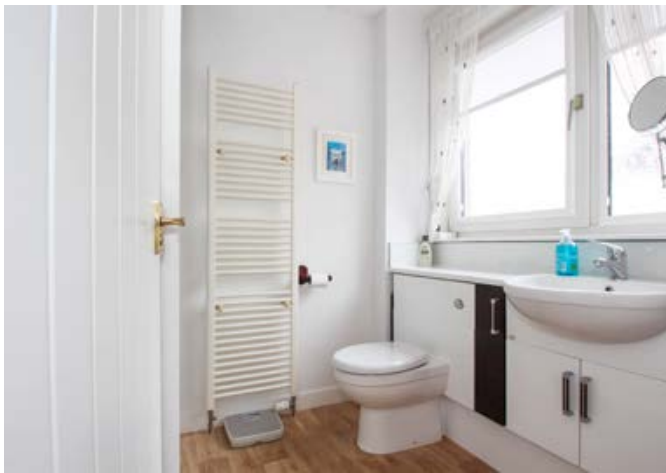
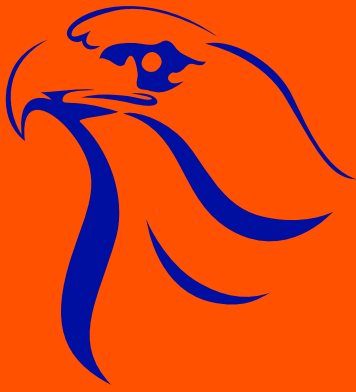






Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115525)



Alan E Masterton

SOLICITORS & ESTATE AGENT

Viewing

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)

Council Tax Band:

D (Angus Council August 2024)

EPC Band:

C

12-14 Maule Street,
Monifieth, Angus
DD5 4JN

t. 01382 539 313
f. 0845 643 1609
e. viewingstobook@legaleagles.tv
w. legaleagles.tv
www.tspc.co.uk

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

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.

www.legaleagles.tv

“WHEN RESULTS MATTER”

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH