

# Connelly Yeoman



16 GRANGE AVENUE, MONIFIETH DD5 4LA

DETACHED BUNGALOW



- Set on an elevated site within a very desirable location of Monifieth village
- A deceptively spacious and well presented home offering adaptable room usage
  - Gas Fired Central Heating and Double Glazing, ample storage
- Delightful mature gardens to the front, side and rear, Driveway and Garage



OFFERS OVER

**£220,000**



# Property Description

This deceptively spacious and well presented DETACHED BUNGALOW enjoys an elevated site offering fine views over the rooftops out towards the River Tay and is located within a sought after and established residential area of similar styled properties, ideally located within easy reach of most central amenities and services which Monifieth has to offer. The property is well presented and benefits from Gas fired central heating and Double Glazing. Internally, there is a welcoming Vestibule with access through into an open plan Kitchen with Lounge/Dining/Family area with super views over towards the River Tay and beyond to Tayport. There are two spacious Bedrooms (with wardrobe fittings included in the sale) one of the Bedrooms has an En Suite Shower Room, there is a Study/Home Office with French doors, Bathroom, and a main Lounge again with superb views. Externally, a mono-block driveway leads to the Garage, with an additional side area of garden offering more off-road car parking. The property is surrounded by mature garden areas with lawn areas, a secluded patio, border hedging, shrubs and bushes. Garage and additional Storage Shed. Overall, this property would suit a variety of buyers and early viewing is recommended.

## ACCOMMODATION:

**VESTIBULE, OPEN PLAN KITCHEN WITH LOUNGE/DINING/FAMILY AREA, INNER HALLWAY, BATHROOM, MASTER BEDROOM WITH EN SUITE SHOWER, 2 FURTHER BEDROOMS, STUDY ROOM.**

## VESTIBULE:

Approx. 7'5 x 4'8. Enter into the property via the front double glazed entrance door into the Vestibule. Built-in storage cupboard with shelving and hanging space for coats. Access through into an open plan Kitchen with Lounge/Dining/Family area.

## KITCHEN & LOUNGE/DINING/FAMILY AREA:

Approx. 24'8 x 20'9 overall. A spacious room offering adaptable room use, with a side-facing window and door leading out into the driveway.

The Dining/Family area is to the front of the property, with a large front-facing window and side-facing window offering elevated views over the garden towards the River Tay over to Tayport and beyond. There are two CH Radiators in this area. Open plan to a Family area with ample space for seating and furnishings. A breakfast bar separates into the Kitchen.

## KITCHEN AREA:

The kitchen is fitted with base and wall mounted units, with glass display and co-ordinating worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Electric Oven and Hob with extractor above. Space for Fridge/Freezer. Plumbing and space for an automatic washing machine and under-counter appliances. Access from this area into an Inner Hallway.

## INNER HALLWAY:

In the Hallway there is a built-in shelved storage cupboard and further second cupboard housing the Gas central heating boiler and hot water tank. CH Radiator. Side-facing window. Large built-in storage/cloaks cupboard with light.

## BATHROOM:

Approx. 8' x 8'. Comprising a vanity unit incorporating the wash-hand basin and the WC., with a mirror and storage above. There is a vanity light and shaver point. Bath with a shower to tap fitment. Wall tiling. Bathroom fittings included. CH Radiator. Side-facing opaque glass window allows for natural ventilation.

## LOUNGE:

Approx. 15'8 x 21'2. A bright and spacious Lounge with large Patio doors leading out into the front garden and offering super views over towards the River Tay and beyond. Ample space for furniture settings. Feature Electric fire and canopy included in the sale. Wood-effect flooring. Two CH Radiators.





**BEDROOM 1:**

Approx. 11'4 x 17'3. A spacious main Bedroom with an En Suite Shower Room. Side-facing window. CH Radiator.

**EN SUITE SHOWER ROOM:**

Approx. 7'5 x 4'7. Comprising WC., wash-hand basin and a corner shower cubicle housing an Electric shower. The en suite is finished with wall tiling and wet wall finish at the shower area. Extractor fan. Bathroom fittings.

**STUDY ROOM:**

Approx. 7'8 x 13'7. An adaptable room which offers ample storage with a built-in shelved and hanging space wardrobe with sliding doors. CH Radiator. From here there are double French doors which lead out to the rear garden area. An ideal home office space.

**BEDROOM 2:**

Approx. 12'4 x 16'9. Another spacious Bedroom, with a side-facing window. A large wardrobe fitment with shelving and hanging space, vanity area and overhead storage is included in the sale. CH Radiator.

**BEDROOM 3:**

Approx. 15'8 x 11'8. A good-sized third Bedroom, with a rear-facing window. Walk-in wardrobe area with shelving and hanging space and light. A large wardrobe fitment with shelving and hanging space, vanity area and overhead storage is included in the sale. CH Radiator.

**GARAGE & GARDENS:** Mono-block driveway leads to the Garage, with an additional side area of garden offering ample off-road car parking. The property is surrounded by mature garden areas, lawn, secluded patio area, border hedging, shrubs and bushes. The Garage has an up and over garage door, power, light and water. Bin store area.

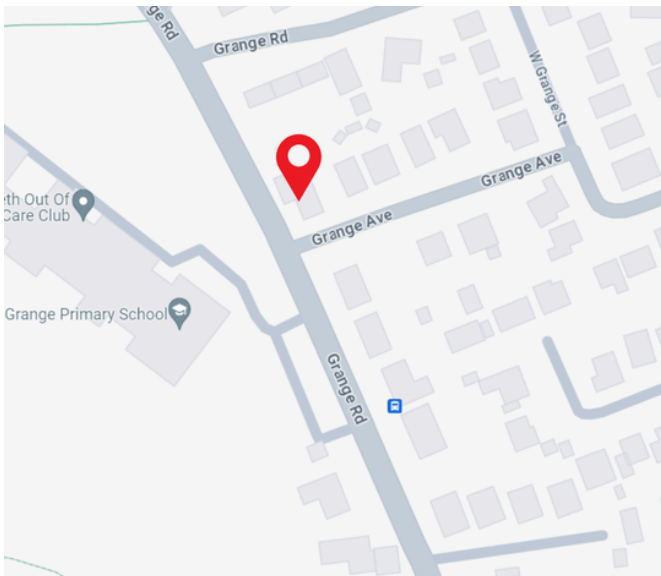




# Property Professionals



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