



**72 Brook Street, Monifieth, DD5 4AJ**  
**Fixed Price £220,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 





The Chamber Practice are delighted to bring to market this traditional stone built semi-detached family home situated in a popular residential area within walking distance of central Monifieth with its wide range of amenities including local shops, supermarket, cafes, bars, take-aways, beach front and main bus route. The property is also located within excellent school catchments.

The subjects are in good decorative order throughout and benefit from well proportioned rooms, double glazing and gas central heating.

Accommodation comprises: entrance vestibule with part glazed door to hall which has connecting doors to lounge, sitting/dining room and shower room and carpeted staircase to upper floor accommodation; elegant lounge/third bedroom with front facing bay window, ornate cornice, wall mounted electric fire and low level storage cupboard housing fuse; generous sitting/dining room with window to rear; well-appointed kitchen with fitted base and wall mounted units with contrasting worktops and splashbacks, integrated gas hob and electric oven with chimney style extractor hood over, slimline dishwasher and washing machine, window to side and part glazed external door to rear garden; and stylish shower room with W.C., wash hand basin and large shower cubicle housing mains fed shower, full wet-wall panelling and wall mounted mirror. On the upper floor there are 2 double bedrooms, one of which has built in wardrobe/storage facilities. Externally there are easily maintained gardens to front and fully enclosed south facing garden to the rear with external storage cellar.

Early viewing of this ready to live in property is highly recommended to avoid disappointment.

- **Popular Location Close to Many Amenities**
- **Vestibule & Hallway**
- **Lounge**
- **Sitting/Dining Room**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **South Facing Rear Garden**
- **Excellent School Catchments**
- **Absolute Move In Condition**
- **Lovely Family Home**



**Chamber Practice** 



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



**Chamber Practice** 

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TOTAL FLOOR AREA: 107.4 sq.m. approx.  
 All floor coverings are shown in situ for illustration purposes only. The actual floor coverings may vary from those shown. The actual floor coverings may vary from those shown. The actual floor coverings may vary from those shown.



*Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances.*