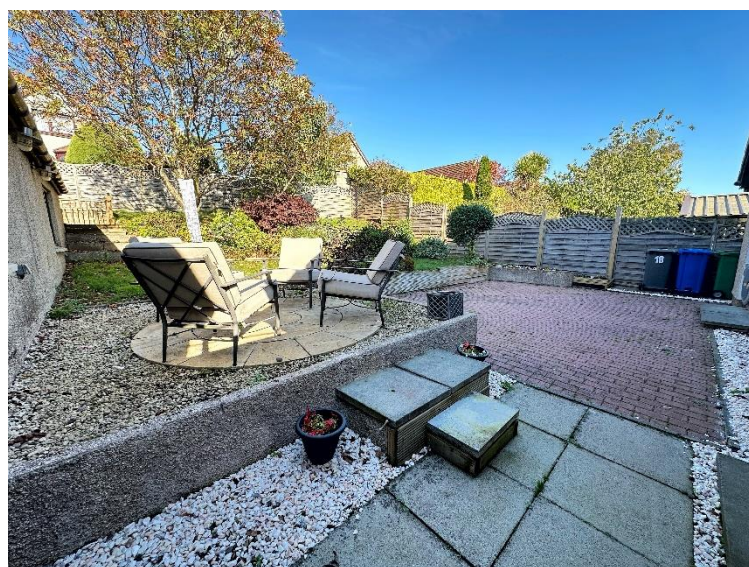




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**16 WEMYSS CRESCENT, MONIFIETH, DD5 4RA**  
**FIXED PRICE £320,000**

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HOME REPORT VALUATION £320,000

EPC RATING C



This four bed detached villa is located in a popular residential area midway between Broughty Ferry and Monifieth. The location provides easy access to many amenities including nearby schools. Ample off-street parking is provided by a large driveway leading to a double length garage with automatic door. The property is in excellent decorative order throughout and early viewing is highly recommended to fully appreciate this spacious property.

The property enters into a vestibule which leads to an attractively decorated hallway, with laminate flooring, providing access to all ground floor accommodation which comprises large lounge and dining area, modern fitted kitchen, double bedroom and shower room. The lounge and dining area stretches the length of the house with an open southerly outlook to the front and double glazed patio doors leading to the rear garden. The kitchen is fully fitted with modern wall and base units with integrated appliances and fitted breakfast bar. A door from the kitchen leads to the rear garden. The double bedroom sits to the front of the property and the shower room has shower cubicle, w.c. and wash hand basin.

A carpeted staircase leads to the upstairs where there is a master bedroom with en-suite shower room, two further double bedrooms and a large family bathroom with bath and separate shower cubicle.

Attractive gardens to the front of the property with an enclosed garden to the rear which is terraced with areas of lawn and borders of mature shrubs and plants. There are distinct separate seating areas adjacent to the patio doors leading from the dining area. Wooden decking and garden sheds.

The large double length garage incorporates a features games room and sauna (with pool table and weights machine included).



Illustration For Identification Purposes Only. Not To Scale (ID1123046 / Ref:89201)



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