

Connelly Yeoman



21 SOUTH STREET, MONIFIETH, DD5 4PJ

SEMI DETACHED VILLA



Key Features

- Within a popular residential area close to the town centre and beach.
 - Gas Central Heating and Double Glazing.
- Off street park and beautifully maintained enclosed garden.



OFFERS OVER

£180,000

Property Description

21 South Street, Monifieth, is a two bedroom **SEMI DETACHED VILLA** which is ideally situated within a desirable residential area close to Monifieth town centre with all the amenities it has to offer, the golf course, shops, schools, train station and a short walk to the beach. The property has been well maintained and enjoys the benefit of gas central heating and double glazing with ample storage as well as off street parking and a beautifully maintained enclosed garden to the rear.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO BEDROOMS AND A BATHROOM.

ENTRANCE HALLWAY:

Entry is straight into a nice welcoming hallway where a staircase leads to the upper floors. A cupboard houses the gas central heating boiler and the electric fuse box. There is a cloaks area, wood effect laminate flooring which runs throughout the home and a radiator.

LOUNGE:

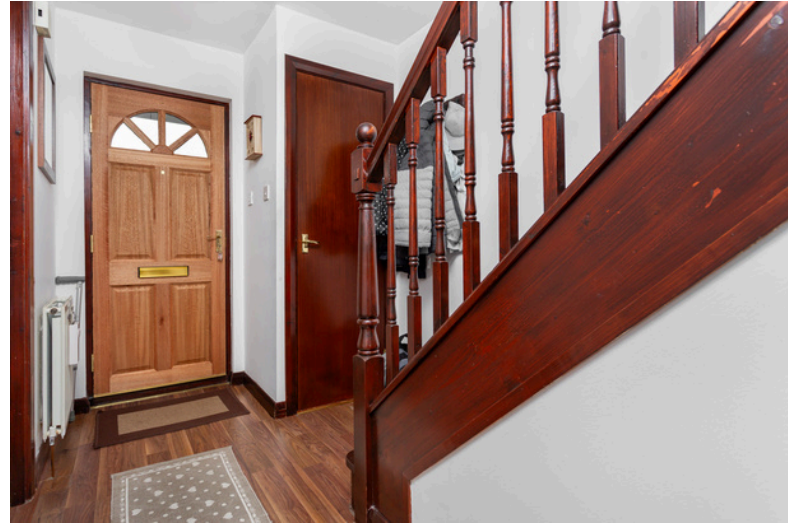
Approx. 16'4 x 17'6. The lounge faces the rear of the property with patio doors leading out to the beautifully maintained, fully enclosed garden. A spacious room with ample space for furnishings and a useful understairs storage cupboard.

KITCHEN:

Approx. 8'3 x 11'8. Fitted with a range of base and wall units with work surfaces incorporating a stainless steel sink. There is an electric oven, gas hob and extractor above. Plumb space for an automatic washing machine and space for an under counter fridge and freezer. With space for seating and a window facing the front of the property. A fifteen panelled glass door leads into the lounge.

GARDEN:

There is a lock blocked driveway with off street parking and an area of lawn to the front. The rear garden has been beautifully maintained and is fully enclosed, with a lawned area bordered by established flower beds and a path leads up to a sunny deck and a wooden shed.



BEDROOM 1:

Approx. 13'7 x 10'10. A good sized double bedroom which overlooks the front of the property with a nice view towards the sea. It had a double shelved and hanging wardrobe with sliding doors and wood effect laminate flooring which runs throughout the upper floor.

BEDROOM 2:

Approx. 13'8 x 10'6. A second double bedroom with double shelved and hanging wardrobes with sliding doors.

BATHROOM:

Approx. 7'7' x 7'7'. A vanity unit incorporates the wash hand basin and WC. The bath has an over the bath shower with tiling around the bath, shower and vanity areas. A side facing window provides natural ventilation and light. There are bathroom fittings and a radiator.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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