



Alan E Masterton

SOLICITORS & ESTATE AGENT

www.legaleagles.tv

13 Dalhousie Street, Monifieth, DD5 4AZ

Detached Family Home

Offers Over £330,000



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Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this beautiful 3 bedroomed family home with home office, excellent living space, low maintenance garden and period style features throughout. Number 13 is a superb, characterful home located within walking distance to the beach front, Monifieth golf course and local amenities.

The property is entered through a solid wooden door from the front of the home opening up into a bright hallway with galleried staircase which leads to two double bedrooms and a family bathroom on the upper floor. On the lower level is an extremely generous sized master bedroom with ensuite which includes a bath and shower cubicle. The main entrance also gives access to the beautiful lounge with south facing bay window, living flame coal effect gas fire with Italian marble surround, decorative coving and walnut flooring. The walnut flooring then extends through to a large conservatory with French doors opening out into a low maintenance garden. From the lounge is the galleried kitchen with integrated appliances and space for dining. The kitchen then opens up into a home office space and utility area.





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Entrance Hallway:

A welcoming entrance accessed through a solid wooden door with feature knocker from the front garden. The bright hallway opens up into a galleried carpeted staircase with solid wooden banister and balustrades leading to the upper level. The hallway gives access to all bedrooms, the family bathroom and the lounge.

Lounge: **3.73m x 5.47m:**

A stunning south facing lounge with bay window over looking the front of the home. Features such as decorative corning, high ceilings, panelling and living flame coal effect gas fire add to the character of this family space. Walnut flooring adds warmth to this large space that extends through to a conservatory giving a panoramic view of the garden.

Conservatory: **3.70m x 4.48m:**

Leading on from the lounge the conservatory is a great addition to this family home and provides a bright area in which to relax or dine. French doors open out into the low maintenance garden creating an ideal spot for indoor/outdoor dining and entertaining.

Kitchen: **6:50m x 2.20m:**

A charming, galleried kitchen with window looking out across the secluded garden. Ample storage space provided by a good range of shaker style drawers and cabinets with complimentary wooden worktops and features. Appliances within the kitchen include a built double oven, gas burner hob with overhead extractor, integrated fridge/freezer and dishwasher as well as a double bowl stainless steel sink with pillar tap. This homely kitchen has a dining option provided by a built in breakfast bar area.

Home Office: **4.06m x 2.37m:**

A versatile room currently getting utilised as a home office space. An ideal space for a home business which leads into the utility room which benefits from wash area and external door to the side of the home.

Utility:

Accessed from the side of the home and home office the utility gives space for a washing machine, tumble dryer and benefits from a wash hand basin.

Master Bedroom: **3.62m x 5.47m:**

An extremely spacious and well-proportioned room entered from the main entrance hallway. Overlooking the front of the home the master bedroom benefits from ample built in wardrobe space as well as a large master ensuite.

Master En-Suite: **2.64m x 2.97m:**

This spacious ensuite consists of a bath, shower cubicle with main operative shower within, w.c, wash hand basin within a vanity unit and built-in cupboards provide excellent additional storage.

Upper Floor:

Bedroom 2: **3.66m x 3.92m:**

A well-proportioned double bedroom with built in mirrored wardrobes and dormer window with window seat overlooking the front of the home towards the beach front.

Bedroom 3: **3.61m x 3.92m:**

Another very spacious bright and airy double bedroom with bay window overlooking the front of the home, built-in wardrobes provide ample storage space.

Bathroom: **2.63m x 2.17m:**

A generous sized bathroom consisting of a bath with mains operative shower overhead, wash hand basin, w.c. with built in counter top providing excellent additional storage.

Garden Area:

To the front of the home is a low maintenance garden laid mainly with lawn with borders of mature shrubs and path which gives access to the main entrance of the home. As well as this there is an entrance to the side of the home and from the driveway leading into the rear garden. The garden area to the rear of the home is beautifully hard landscaped keeping it a low maintenance area to relax in. Mature trees, shrubs and bushes throughout the garden add pops of colour and makes the garden a peaceful environment to be in.

Garage:

Access via an up and over door from the driveway or from the rear garden the garage provides excellent additional storage.







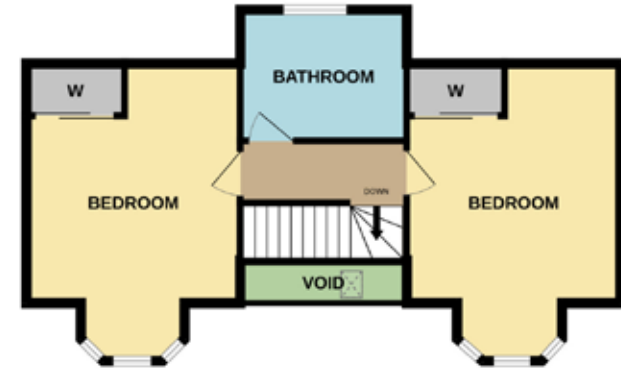




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band:

E (Angus Council Oct 24).

EPC Band:

D

Viewings:

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)



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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.