

# Connelly Yeoman

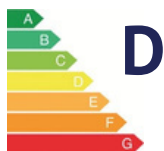


**41 TYNDALL CRESCENT, MONIFIETH  
DUNDEE DD5 4QE**

**END OF TERRACE VILLA**



- Set within a very desirable location close to popular schools and shops
- A spacious and well presented family home of generous proportions with sea views
  - Driveway offering parking for several vehicles
- Neatly laid out front and rear gardens with 3 wooden sheds



OFFERS OVER  
**£135,000**



# Property Description

This spacious and well-presented END OF TERRACE VILLA is set in a popular residential area of Monifieth with sea views and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and comprises of a hallway, rear hallway, upper hallway dining room, lounge, kitchen, four bedrooms and family bathroom. The property also benefits from ample storage facilities. Outside is a neatly laid out front garden with lawned area bordered by established shrubs. Stone chipped seating area. Driveway offering parking for several cars to the side of the property. Neatly laid out rear garden bordered by a wooden fence. Large lawn with drying area. Three wooden sheds included in the sale.

## ACCOMMODATION:

Lounge, dining room, kitchen, 3 bedrooms and family bathroom.

## HALLWAY:

Entry via a double-glazed door into the hallway with wood effect flooring. Understairs storage cupboard and cloaks area with electric meter and fuse box. Radiator. Access into a dining room / playroom or bedroom 4.

## DINING ROOM / PLAYROOM / BEDROOM 4:

Approx. 13'10' x 13'5'. Two rear facing windows. Ample room for furnishings. Radiator.

## LOUNGE:

Approx. 19'7' x 13'. Large front facing window. Wood effect flooring. Feature alcove. Ample room for furnishings. Views to the front garden. Access into the kitchen.

## KITCHEN:

Approx. 11'6' x 12'8'. Rear facing window. Base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Plumbed space with spaces for appliances. Electric Zanussi cooker in situ at present and can be included in sale. Gas cooker point if required.

## REAR HALLWAY:

Additional storage area with power points. Cupboard housing the gas central heating boiler. Glass panel door leads out into the rear garden.

## UPPER HALLWAY:

Shelved storage cupboard. Access into the loft. Front facing window offering views towards the sea.





**MASTER BEDROOM:**

Approx. 16'3' x 13'6'. Front facing window overlooking railway bridge with views over the waterfront. Double bedroom with ample room for storage.

**BEDROOM 2:**

Approx. 16' x 13'2'. Spacious double bedroom with two rear facing windows. Ample room for furnishings. Radiator.

**BEDROOM 3:**

Approx. 9'3' x 16'6'. Two side windows and one rear facing window. Double bedroom with wardrobe and a radiator.

**FAMILY BATHROOM:**

Approx. 6'10' x 10'4'. Rear facing window. Bath with over the bath shower. Wash hand basin and WC. Tiled to wash hand basin and WC. Wood panelling to remainder. Radiator.

**OUTSIDE:**

Neatly laid out front garden with lawned area bordered by established shrubs. Stone chipped seating area. Driveway offering parking for several cars to the side of the property. Neatly laid out rear garden bordered by a wooden fence. Large lawn with drying area. Three wooden sheds included in the sale.





# Property Professionals

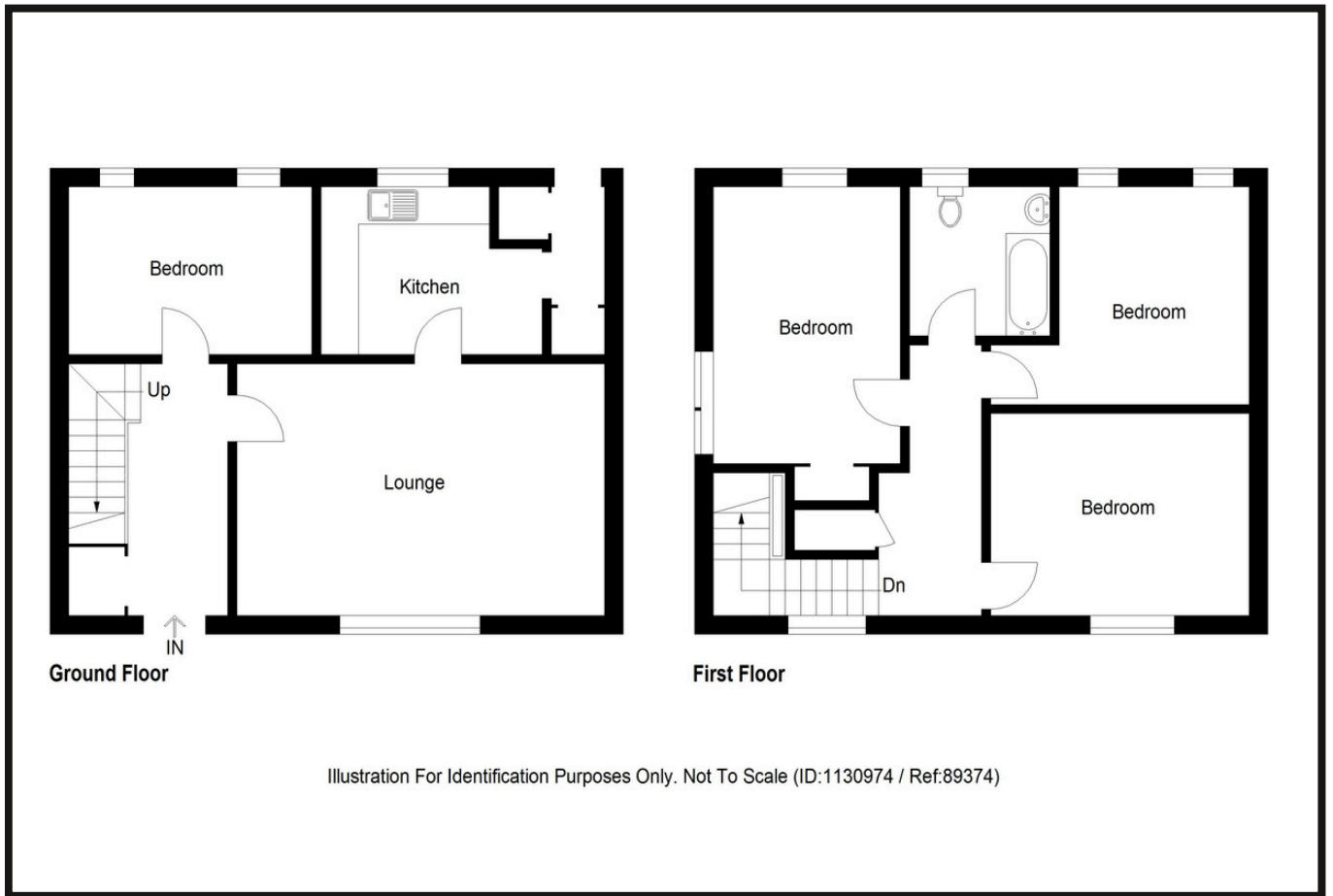
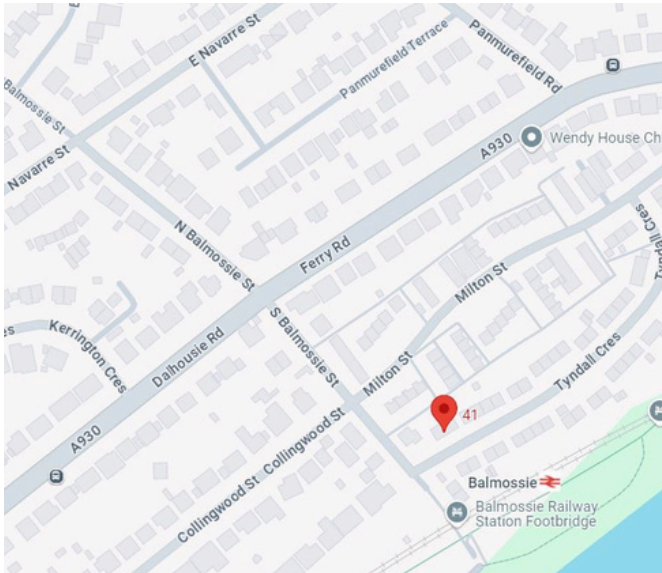


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