

Connelly Yeoman

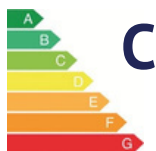


20 SOLWAY GARDENS, MONIFIETH, DD5 4TR

SUPERIOR DETACHED VILLA



- Set within a very desirable residential area of Monifieth village close to most amenities
- Adaptable room use over two levels and offering fine sea views from the upper floor
- Gas Fired Central Heating and Double Glazing, modern stylish interiors, fixtures & fittings
- Mono-block driveway, Integral Garage, landscaped gardens to the front, side and rear



4/5 2/3 2



OFFERS OVER

£310,000

Property Description

This modern and well presented SUPERIOR DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Ideally located within a very desirable residential area of Monifieth, the property is very convenient for all the varied amenities and services that the village has to offer, including a great variety of both local and national shops located in the village centre, and close to the local primary school and Monifieth High School. The property offers spacious and adaptable rooms over two levels, the upper floor forming an extension to the original property and which offers up fine views out over the rooftops towards the Tay estuary and beyond. There are also the benefits of Gas fired central heating and Double glazing along with ample storage in the property. Externally, to the front of the property there is a mono-block driveway which has ample off-street car parking and leads to the integral Garage. A paved pathway and steps lead up to the main front entrance door. There are established and well laid out gardens to the front, side and rear. The rear garden is landscaped with stepped up areas of garden, lawn and patio, all enjoying privacy and seclusion. (Hot Tub is NOT to be included in the sale).

Early viewing of this desirable home is highly recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE PORCH & HALLWAY, LOUNGE, SITTING/SNUG ROOM with PATIO DOORS, BEDROOMS 2 & 3, FAMILY BATHROOM, OPEN PLAN KITCHEN & DINING AREA; UPPER FLOOR: MASTER BEDROOM 1, SHOWER ROOM, BEDROOM 4/HOME OFFICE

ENTRANCE PORCH & HALLWAY: Enter into the front porch area, with feature Travertine floor tiles. Through into the Hallway, which is spacious and welcoming and which has a large, understair storage cupboard. Staircase leading to the upper floor accommodation which forms the upper extension to the property.

LOUNGE: Approx. 14'7 x 13'2. A generously proportioned main lounge with a large, picture window overlooking the front garden and which allows ample natural light into the room. Ample space for furnishings. Wood flooring. Decorative cornice ceiling. CH Radiator.

SITTING/SNUG ROOM: Approx. 13'1 X 11'6. A lovely room, ideal as a living/sitting/snug room but would lend itself as a ground floor bedroom, with feature Patio doors out to the rear composite decking area and rear garden. CH Radiator.

BEDROOM 2: Approx. 11'8 x 8'1. A good sized ground floor bedroom with a window overlooking the rear of the property. Built-in wardrobes with sliding mirror fronted doors. Laminate flooring. CH Radiator.

BEDROOM 3: Approx. 12'6 x 9'3. Another spacious bedroom with a rear-facing window. Built-in double wardrobes with sliding mirror fronted doors. Wood-effect flooring. CH Radiator.

FAMILY BATHROOM: Approx. 8'9 x 6'6. Main family bathroom with a three piece white bathroom suite and jacuzzi bath. Feature Travertine wall and floor tiling. Side-facing opaque glazed window. Wall mounted chrome CH towel rail. Wood lined ceiling with inset downlights.

KITCHEN & DINING AREA: Approx. 22' x 9'6. This area is open plan kitchen and dining area, with ample space for dining table and chairs. At the dining area there is a large window overlooking the front of the property. CH Radiator. A double glazed external door leads out.

The kitchen area is fitted with a good range of modern base and wall mounted units in white high gloss finish, complimentary worktop surfaces and sinktop. **Integrated appliances include automatic washing machine, dishwasher and fridge/freezer. There is a large Range cooker with a gas hob which is included in the sale.** Further side-facing window. Inset ceiling downlights.



UPPER FLOOR HALLWAY: Attractive stairwell with wood balustrade and display area. On the upper landing there are two sets of built-in wardrobes offering excellent storage with sliding wooden doors. There is an electronically controlled velux window which allows ample natural light onto the Hallway area.

MASTER BEDROOM 1: Approx. 12'9 x 11'11. A bright and spacious main bedroom, with a large window to the front of the property which offers stunning sea and coastal views over the Tay River estuary and beyond. A further velux window offers further sea views. There are two sets of built-in double wardrobes with half mirror sliding doors. CH Radiator.

SHOWER ROOM: Approx. 7'10 x 6'6. Comprising two piece bathroom suite, with built-in vanity units. Walk-in shower area. Feature Travertine wall and floor tiling. Wall mounted chrome CH towel radiator. Velux roof window.

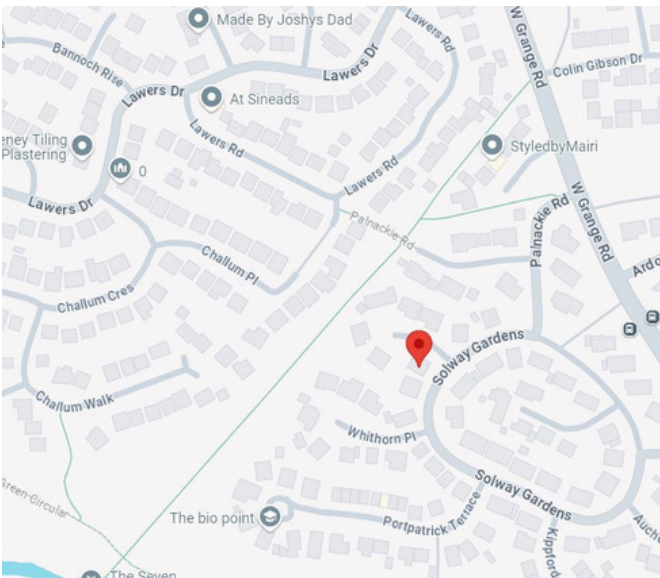
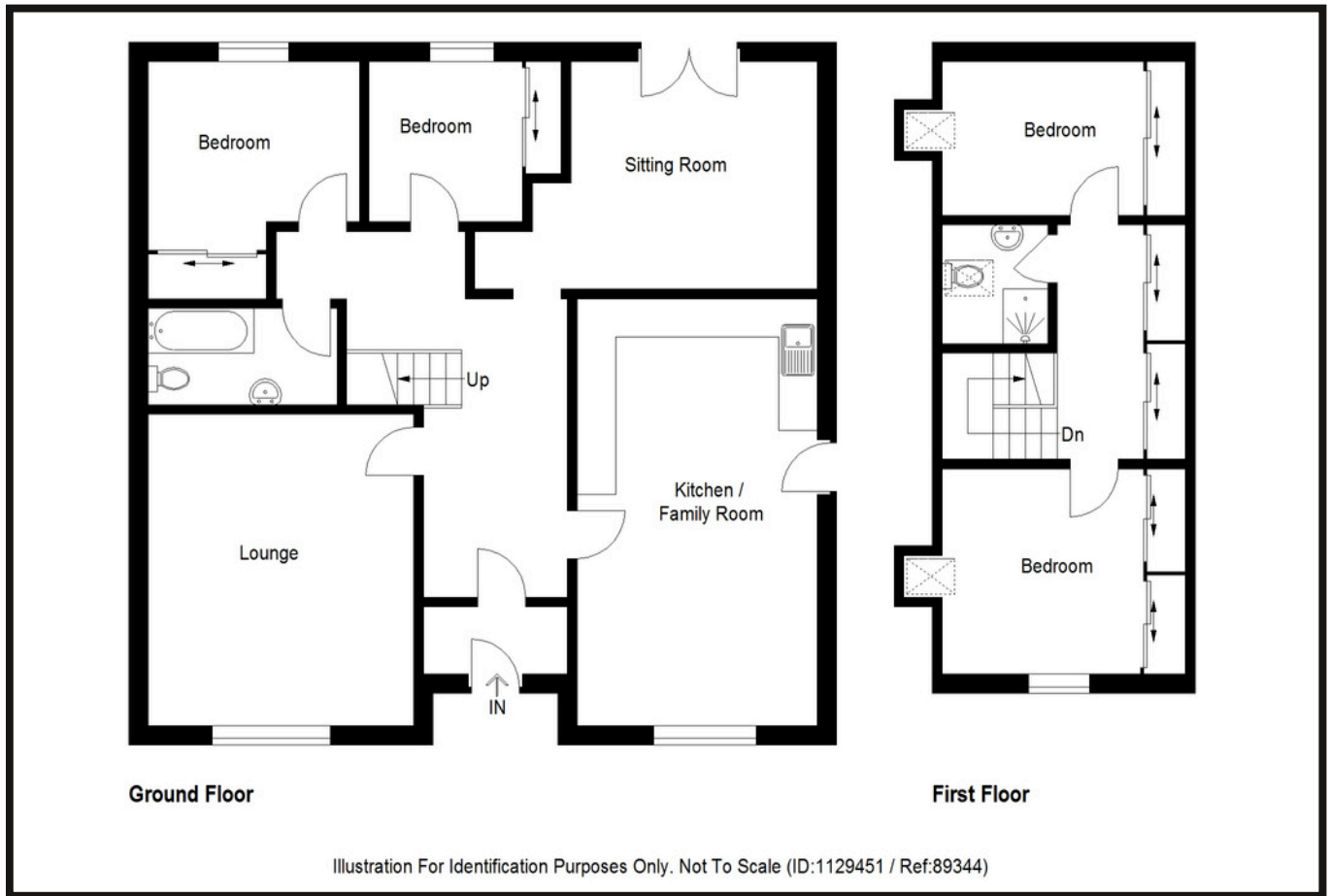
BEDROOM 3/HOME OFFICE ROOM: Approx. 11'9 x 7'10. This room is currently being used as a home office but would make an ideal bedroom. Built-in double wardrobes with sliding doors. Large velux roof window which again offers superb views across the rooftops and out towards the sea. CH Radiator.

GARDENS: To the side of the property there is a large area which is fully enclosed and private, with a paved pathway, border hedging and fencing. Lawn and patio area. The rear garden has all been landscaped with raised, stepped areas, feature wood/composite sleepers to create the stepped areas, with mature shrubs and plants. Feature pond and Greenhouse with a shed to the rear. There is a grill/bbq area with a pizza oven included in the sale. To the other side of the property there is an entrance gate leading to a timber shed (approx. 8' x 6') offering storage. A side door leads into the Garage.

INTEGRAL GARAGE: Remote controlled insulated garage front door. A good sized garage with power and light. There is a further door leading through into another room which houses the gas central heating boiler and water tank and offering excellent storage.



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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Yeoman**

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