



32 Dighty Street, Monifieth, DD5 4UG

Fixed Price £355,000

Contact Solicitors to arrange an
appointment to view or
Telephone Seller direct outwith
office hours

07921667860

Chamber Practice 



- **Entrance Hallway**
- **Lounge**
- **Dining/Kitchen**
- **Family Room/Reading Room**
- **W.C**
- **4 Bedrooms**
- **Family Bathroom & En-Suite**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Driveway**
- **Garage**
- **Sought After Location**
- **Immaculate Condition**

The Chamber Practice are delighted to bring to market this immaculate 4 bed detached villa situated in a highly sought after residential area within walking distance of central Monifieth with its wide range of amenities including local shops, supermarket, cafes, bars, take-aways, beach front and main bus route. The property is also located within excellent school catchments.

The subjects are tastefully decorated throughout and the open plan dining/kitchen space creates a modern feel to this lovely family home. Practical benefits include generously proportioned rooms, double glazing, gas central heating, and quality fittings, fixtures and floor coverings.

Accommodation comprises: entrance hallway, connecting doors to lounge, dining/kitchen, family room/reading room, cloakroom with W.C and carpeted staircase leading to upper floor; extremely bright and spacious lounge with double glazed windows to front; beautifully appointed dining/kitchen fitted with a range of contemporary units with contrasting worktops, integrated gas hob with extractor hood over, electric oven, washing machine, dishwasher and fridge freezer, French doors leading out to the fully enclosed rear garden; spacious and cosy family/reading room with French doors leading to the rear garden; cloakroom with W.C. and wash hand, large storage cupboard; upper landing with window to side, connecting doors to master bedroom and 3 further bedrooms, bathroom, storage cupboard which houses the water tank, hatch to the attic; Master bedroom with large built-in wardrobes; en-suite with W.C, wash hand basin and utility cupboards below and shower cubicle with mains fed shower; three further double bedrooms; family bathroom with 4 piece suite incorporating W.C., wash hand basin with utility cupboards below, bath and shower cubicle with mains fed shower, attractive tiling. Externally the front garden has a stone chipped area and a Monobloc driveway leading to the garage which houses the boiler and electric box. The fully enclosed rear garden has grass, paving and decking, and garden shed.

This ready to live in family home is in absolute move in condition and early viewing is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.

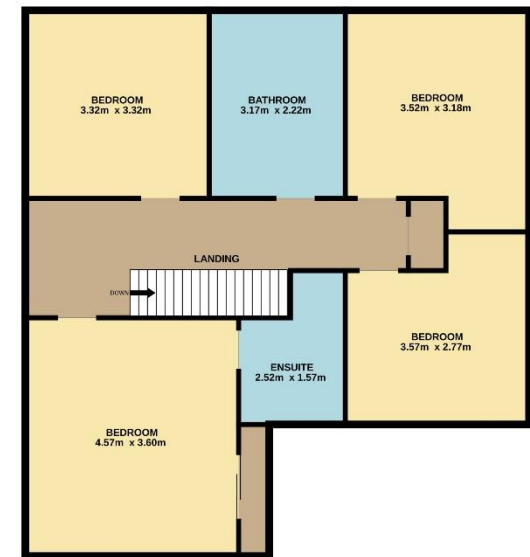






GROUND FLOOR

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.
Made with Metropix ©2024



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fitting and, integrated appliances and garden shed.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

Chamber Practice

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk