



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

3 Ethiebeaton Terrace, Monifieth, DD5 4RL

Offers Over
£215,000



***"Detached Bungalow Occupying Corner Plot, Located In
A Lovely Quiet Cul-De-Sac"***

Accommodation: Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Conservatory, 2 Double Bedrooms, Wet-Room, Double Glazing, Gas Central Heating, Garage, Driveway, Gardens.



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Description

We are delighted to bring to the market this spacious detached bungalow situated in a popular residential area to the north-west of Monifieth and benefits, from double glazing and gas central heating throughout.

The property comprises of:- Entrance Vestibule, Reception hall with storage cupboard and partially floored attic. Bright Lounge providing comfortable living space having feature marble fire surround with electric fire. From the lounge is a good-sized dining-room with access to the conservatory and kitchen. The kitchen is fitted with ample wall and base mounted units, fully tiled walls and floor, electric cooker, washing machine, dishwasher and fridge and freezer. Additional storage cupboard within the kitchen and external door to side of the property. The south facing conservatory is double glazed with central heating and is situated to the rear. There are two double bedrooms both benefitting from fitted wardrobes and cupboards. The wet-room is spacious and comprises of two-piece white suite and electric shower.

This property would be ideal for anyone looking to downsize and early viewing is advised.

Outside

The property occupies a well-maintained corner plot with gardens located at the front, side and rear elevation, which also incorporates a private driveway finished in patterned concrete. Gardens are laid in grass and decorative shrubbery with raised masonry flower beds. Single garage.

Included In Sale

All carpets and floor coverings, newly fitted day/night blinds, electric cooker, washing machine, dishwasher, fridge and freezer. **(Please note that no warranties are given to any electrical appliances included in the sale).**



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Area

Monifieth is a small Angus town situated 6 miles to the East of Dundee. The highly sought after town has a wide selection of amenities including excellent schools, shops, social and leisure facilities with Monikie and Crombie Country Parks offering a range of leisure pursuits for all the family. The area is also well known for its beach and access to many well-known golf courses. Monifieth is an ideal location for commuting to, Carnoustie, Arbroath, Broughty Ferry and Dundee. Monifieth has regular bus and train services.

Viewing

By appointment through Solicitor, to view telephone 01382 206000. Alternatively for evenings and weekends telephone 07800 992 499 / 07939 523 666.

Home Report

For a copy of the Home Report contact the Solicitors.



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Accommodation

Lounge	17'11" x 12'4"
Dining Room	10'1" x 7'3"
Kitchen	10'2" x 7'3"
Conservatory	9'11" x 9'2"
Bedroom 1	12'9" x 9'7"
Bedroom 2	14'9" x 8'6"
Wet-Room	11'4" x 6'4"



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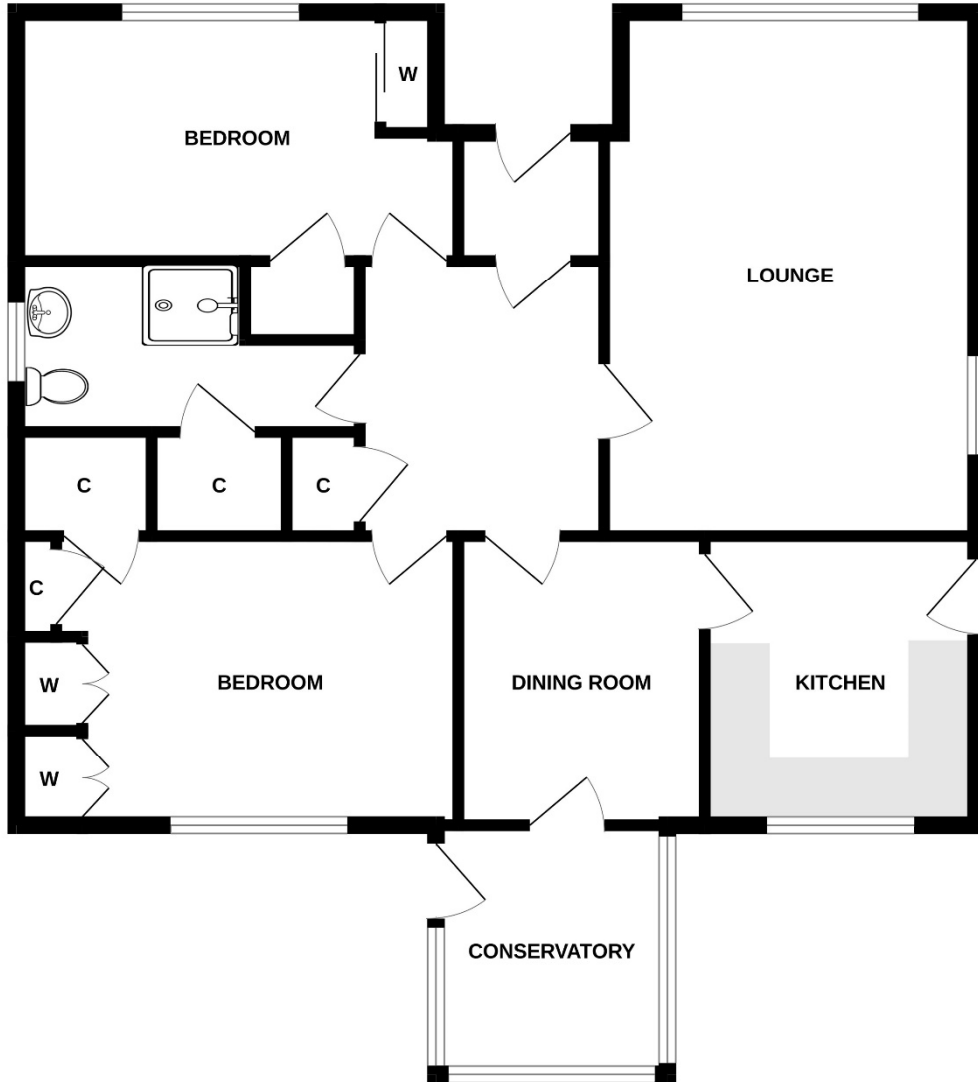


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GROUND FLOOR



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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