



**lindsays**

**2 Ashludie Steadings**  
Monifieth DD5 4JE

*"Exceptionally spacious 6-bedroom Steading Conversion in move-in condition, in a much sought after location"*

- Entrance Vestibule
- Reception Hall
- Lounge
- Open Plan Kitchen/Dining
- Utility Room
- Principal Bedroom with Dressing Room & E/S
- 5 further Bedrooms
- Family Bathroom
- Private Gardens
- Tandem Garage
- Parking

EPC Rating C

**OFFERS OVER £330,000**





## Description

This is a rare opportunity to purchase this exceptionally spacious six-bedroom family home in move-in condition, having been well maintained over the years by the current owners. Situated in a much sought after steading conversion just on the outskirts of Monifieth, ideally situated for ease of access to a number of local amenities including schools, shops, leisure facilities and a choice of two excellent golf courses in Monifieth Links with The Ashludie and The Medal.

The accommodation comprises on the ground floor an entrance vestibule leading to a wide and welcoming reception hall, bright and spacious lounge with window to the front and doors opening out to the garden to the rear, a recently replaced kitchen with an integrated extractor hood, range style cooker (available by separate negotiation), plumbing for a dishwasher and space for a fridge freezer. The utility room has plumbing for a washing machine and space for a dryer. On the upper floor there are six bedrooms, with the principal bedroom having that dream dressing room and en-suite shower room. Four of the six bedrooms have fitted wardrobes and two are used by the current owners as home offices/studies, proving the versatility of the property. The family bathroom is fitted with a white suite. Benefits include double glazing, gas central heating and attic space. Outside the front garden is laid with faux grass and planted with shrubs for ease of maintenance. The rear courtyard style garden has areas of paving and timber deck, providing ideal spots in which to relax and entertain. There is ample residents parking at the front and the property has a tandem garage.

This property really is delightful and will appeal to a number of buyers and viewing is the only way to appreciate the space and standard on offer.

## Area

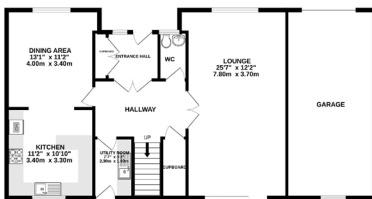
Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station is a short distance away in Broughty Ferry. Monifieth enjoys a fine coastal setting and a good range of leisure amenities including a popular golf course. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family.

## Viewing

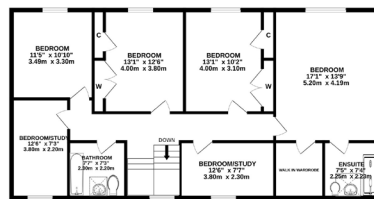
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



While 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 artistic, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.