



Alan E Masterton

SOLICITORS & ESTATE AGENT

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18 Erskine Terrace, Monifieth, DD5 4SD

4 Bedroomed Detached Villa



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Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this immaculately presented 4 bedroomed family home situated within a desirable, quiet street of similar styled properties.

This superb detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway that gives access to a large utility room, W.C and built in storage. Double doors from the hallway open up into the main hub of the home; a beautiful, contemporary kitchen with breakfast bar dining and family area. French doors from the kitchen lead out into a low maintenance, modern garden making this the ideal spot for indoor/outdoor dining in the warmer months. Leading on from the kitchen is the main lounge which is flooded with natural light from the dual aspect French doors giving the option to fully open up the living space, making it the perfect spot for both relaxing and entertaining. Carpeted stairs from the main hallway lead to the upper level where you will find a very generous sized master bedroom with two large built in wardrobes and an Ensuite. Three further bedrooms are located on the upper level as well as a luxury shower room.

This highly sought after, family friendly area is close to all local amenities and has close access to schooling, shops, transport links, beach and golf courses. The spacious property benefits from double glazing and gas central heating. Early viewing is highly recommended.





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Entrance Hall:

Bright and welcoming entrance hall accessed through a white upvc security door. The entrance hall benefits from two storage cupboards and gives access to the large utility, w.c and kitchen. Carpeted staircase leads to the upper level giving access to 4 bedrooms, one with ensuite and a modern shower room.

Lounge:

4.17m x 6.09m:

A spacious and well-proportioned room which is flooded with natural light through the dual aspect French doors. The lounge can be fully opened up into the back and front garden making this the ideal spot for enjoying the warmer weather all day long.

Kitchen/ Dining:

4m x 7.33m:

A beautiful, high quality, modern kitchen with space for dining and relaxing making this family kitchen the hub of the home. French doors open out into the rear garden connecting the secluded contemporary outdoor space making it the ideal spot for entertaining. Ample storage space is provided by a good range of wall and floor cabinets with complimentary worktop and upstand. Appliances within the kitchen include a built in Neff double oven and induction hob, integrated fridge/freezer and dishwasher. Luxury vinyl click flooring bounces the natural light throughout the room making it a bright space to relax in. Breakfast bar provides dining option as well as space for dining table and chairs beside the built in media unit matching the German design of the kitchen.

Utility:

2.58m x 2.85m:

An excellent addition to this family home, a versatile space providing extra storage and room for washing machine and tumble dryer with external door leading out to the rear garden.

W.C:

1.1m x 1.4m:

Accessed directly from the entrance hall, the cloakroom consists of a w.c and wash hand basin with tiling up to dado height.

Upper Floor:

Master Bedroom:

3.52m x 3.49m:

A very spacious bright and airy double bedroom with windows overlooking the front and rear of the home, this spacious room benefits from 2 double built-in wardrobes and a luxury en-suite shower room.

En-suite Shower Room:

2.2m x 2m:

A generous sized stylish en-suite with large shower enclosure with electric shower within, w.c and wash hand basin within a vanity unit provides excellent additional storage, fully tiled with modern features such as led bathroom mirror.

Bedroom 2:

2.85m x 3.38m:

A bright and airy bedroom overlooking the front of the home.

Bedroom 3:

3.6m x 2.88m:

Another generous sized double bedroom with built in wardrobe and large window overlooking the rear garden.

Bedroom 4:

2.10m x 3.38m:

A bright room overlooking the front of the property with built-in wardrobe, would make an ideal youngsters bedroom or home office space.

Shower Room:

1.8m x 2.9m:

A modern shower room comprising of a large walk in shower with dual head waterfall shower within. Wash hand basin within a vanity unit with mirrored storage cabinet above provides excellent additional storage and surface space, w.c, and chrome towel rail.

Garden Area:

Attractive, contemporary garden areas to the front and back of the home. To the front of the property is a large driveway which gives access to a detached single garage at the side of the home. The front of the property is also laid with lawn with borders of mature bushes, trees and shrubs giving some privacy to the front of the home. The garden to the rear of the home is beautifully landscaped and fully enclosed: laid mainly to lawn with patio and large decked area with gas fire pit providing an excellent space in which to relax, dine and entertain in the summer months. The garden also benefits from a summer house so it can be enjoyed all year round. Mature trees and bushes border the property providing a tranquil and colourful backdrop to the home.

Summer House:

A great addition to this family home proving a relaxing spot within the secluded garden. With light and power the summer house can be enjoyed by all the family all year round.

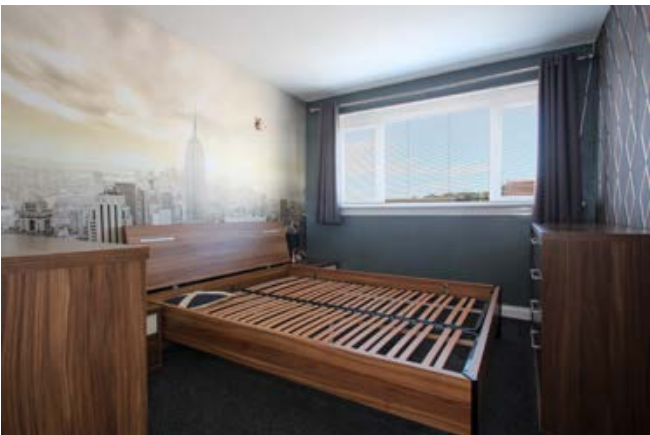
Garage.

The garage is accessed via an up and over door from the driveway. Light and power points installed, ideal additional storage or car storage facility.





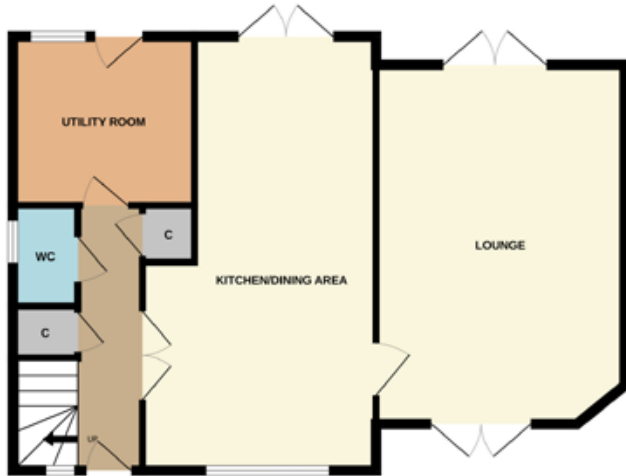






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GROUND FLOOR



1ST FLOOR



Council Tax Band:

D (Angus Council October 24).

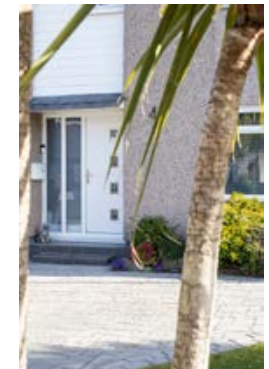
EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.