



CB

14 ARDOWNIE PLACE, MONIFIETH, DD5 4LY
OFFERS OVER : £ 240,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms, Bathroom.
External: Front and Rear Gardens, Good Size Driveway and Garage.

This well presented DETACHED TWO BEDROOM BUNGALOW, is situated in the popular area of Monifieth. The property is close to all local amenities within Monifieth including shops, cafes, restaurants, schools and a main bus route. The property is tastefully decorated throughout and benefits from double glazing and gas central heating. Externally the property has a large driveway offering off street parking for several cars and well-kept front and rear garden. Early internal viewing is highly recommended.

ENTRANCE: -

A Composite door gives access to the reception hallway which is tastefully decorated and enhanced with a dado rail. Hatch allowing access to the loft. Built-in linen cupboard and built-in storage cupboard. Hardwood flooring. Radiator.

LOUNGE: -

Approximately 16'0" x 13'5". This spacious room is tastefully decorated and enhanced with a dado rail and attractive centre cornice rose. There is a double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blind. Hardwood flooring. Radiator.

DINING ROOM: -

Approximately 11'8" x 6'10". The dining room has double glazed patio doors giving access to the rear garden. Fitted Venetian blind. Hardwood flooring. Radiator.

KITCHEN: -

Approximately 11'7" x 8'12". The kitchen has a range of base and wall mounted storage units with contrasting worktops and tiled splashback. There is a double-glazed window offering pleasant outlook towards the side of the property. Fitted Venetian blinds. A glazed door allows access to side of the property. The ceramic sink has plumbing connections for a washing machine. Integrated appliances include an induction hob, extractor fan, electric oven and dishwasher. Hardwood flooring. Radiator.

BEDROOM 1: -

Approximately 15'0" x 11'2". This is a good-sized double bedroom with double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blind. Two built-in wardrobes. Carpet. Radiator.



BEDROOM 2: -

Approximately 11'10" x 10'5". This is another good-sized double bedroom with double-glazed window offering pleasant outlook towards the front garden. Fitted Venetian blind. Built-in wardrobe. Carpet. Radiator.

SHOWER ROOM: -

The shower room comprises w.c., wash hand basin and a walk-in shower enclosure with thermostatic shower. There is attractive wall and floor tiling. The double-glazed window offers a good deal of natural light. Downlights. Radiator.

EXTERNAL: -

There are well maintained gardens to the front and rear of the property with a large driveway offering off street parking and allowing access to the garage which has an up and over door. The rear garden is fully enclosed and has an area of grass with border shrubs and trees.





Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on
01382 202060
Email: property@campbellboath.com
Office Opening Hours: Monday - Friday 9am -
5pm



For more details regarding this property and many other properties visit our website
at www.campbellboath.com or telephone our office on 01382 202060.

CB

**CAMPBELL
BOATH**

Solicitors & Estate Agents

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

www.campbellboath.com

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com