



MICHAEL A. BROWN

— Solicitors & Estate Agents —



3 Dighty Street, Monifieth, DD5 4UG

Offers Over **£265,000**



- Semi Detached Villa
- Recently Built
- Modern Development
- Integral Garage
- Enclosed Rear Garden
- Easy Access onto A92
- Hall;Toilet
- Lounge Diningroom
- Kitchen/Dinette
- 3 Double Bedrooms (1 en suite)
- Bathroom with Shower
- Combi GCH;UPVC DG

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This modern SEMI DETACHED VILLA is situated in a popular new build development off Victoria Street with easy access onto nearby A92 dual carriageway into Dundee and also into the centre of Monifieth. The house provides comfortable family accommodation and benefits from lounge French doors which lead out onto the south facing rear garden, combi gas central heating and UPVC double glazed windows and doors. There is a driveway and parking for two cars and an integral garage.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door. Balustrade stair to upper floor. Laminate flooring. Cloaks cupboard.

TOILET

With white toilet and wash hand basin. Vinyl flooring. Recessed downlights. Opaque window.

LOUNGE/DINING AREA

A comfortable lounge with french doors which lead out onto the south facing rear garden. Understairs storage cupboard. Laminate flooring.

KITCHEN/DINETTE

Fully fitted with gloss finish wall and base units and wood effect worktops. Integral gas hob, splash back and chimney filter. Integral stainless steel oven. Integral automatic washing machine, dishwasher and fridge freezer. Inset 1 ½ bowl stainless steel sink with drainer and mixer tap. Vinyl flooring. Recessed downlights. Glazed door to rear garden.

UPPER FLOOR

HALL

Linen cupboard. Hatch to attic. Laminate flooring.

MASTER BEDROOM

Window overlooks rear garden. Laminate flooring.

EN-SUITE

With white toilet and wash hand basin. Built in and tiled shower compartment with thermostat shower. Vinyl flooring. Recessed downlights. Opaque window.

DOUBLE BEDROOM

Double wardrobe. Laminate flooring. Window overlooks rear garden.

DOUBLE BEDROOM

Laminate flooring. Window overlooks front garden.

BATHROOM

With white toilet and wash hand basin. Matching white bath with electric instant shower. Tiled above bath area and glazed shower screen. Vinyl flooring. Recessed downlights. Opaque window.

GARDENS

The front garden is laid out with lawn and monoblock driveway leading to the integral garage. The rear garden is enclosed by timber fencing and provides a south facing and sunny location. Paved patio and lawn. Outside water tap. Paved side path.

EXTRAS

Included are all floor coverings and integral kitchen appliances.

LOCATION

Victoria Street runs from the A92 "Dobbie's garden centre" circle towards the High Street. Turn into Angus Drive. Right into Angus Wynd. Left into Dighty Street.

EPC – C

HOME REPORT VALUATION - £265,000



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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, ceilings and any other items are approximate and are not intended to be used as a basis for any contract. They plan is for general guidance only and should not be used as a basis for any contract. The Seller, Agent and any other persons named here do not warrant and give no guarantee as to their accuracy or efficiency can be given. Made with Mapbox 02/24

ACCOMMODATION

(All measurements are approx.)

| | | |
|-------------------|---------------|-----------------|
| Toilet | 5'9" x 5'6" | (1.80m x 1.70m) |
| Lounge/Diningroom | 18'0" x 12'6" | (5.50m x 3.85m) |
| Kitchen/Dinette | 11'5" x 8'9" | (3.50m x 2.70m) |
| Double Bedroom | 12'0" x 11'6" | (3.65m x 3.55m) |
| En suite | 6'1" x 5'4" | (1.85m x 1.65m) |
| Double Bedroom | 12'1" x 9'8" | (3.70m x 3.00m) |
| Double Bedroom | 12'5" x 9'8" | (3.80m x 3.00m) |
| Bathroom | 9'2" x 6'6" | (2.80m x 2.00m) |

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
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