



**32 Angus Drive, Monifieth, DD5 4UA**

**OFFERS OVER £335,000**

Contact Solicitors to arrange  
an appointment to view

**01382 203000**

**Chamber Practice** 



- **Entrance Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen/Diner**
- **Cloakroom**
- **Master Bedroom**
- **En-Suite Shower Room**
- **3 Further Double Bedrooms**
- **Jack & Jill En Suite**
- **Family Bathroom**
- **DG & GCH**
- **Private Gardens**
- **Driveway & Garage**
- **Move in Condition**
- **Lovely Family Home**

Fantastic opportunity to purchase this well presented 4 bed detached family home situated in a highly sought after modern estate within walking distance of Ethiebeaton Park and a short drive from central Monifieth with its wide range of amenities including local shops, supermarket, cafes, bars, take-aways, beach front and main bus route. The property is also located within excellent school catchments.

The subjects are in excellent decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central heating, contemporary fittings and fixtures, quality floor coverings and great storage facilities.

Ground floor accommodation comprises: entrance hallway with storage cupboard, connecting doors to lounge, kitchen and cloakroom and carpeted staircase leading to upper floor; bright and spacious lounge with front facing window and French doors leading to dining room; well appointed kitchen fitted with a range of base and wall mounted units finished in white with contrasting worktops, integrated gas hob, eye level electric oven, dishwasher and washing machine and clearly defined dining area with French doors leading to rear garden; and cloakroom with W.C. and wash hand basin. On the upper floor there is a spacious landing with built in storage facilities, connecting doors to bedrooms and bathroom and hatch to attic; spacious family bathroom with W.C., wash hand basin and bath; master bedroom with built in storage facilities and connecting door to en suite shower room; and three further double bedrooms, two of which have connecting doors to Jack and Jill en suite shower room. Externally the front garden has a neatly manicured lawn and Monobloc driveway leading to garage, providing ample off street parking facilities. The large, fully enclosed rear garden has lawn, patio area, raised beds and summer house.

It is anticipated this lovely family home will prove popular and early viewing is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

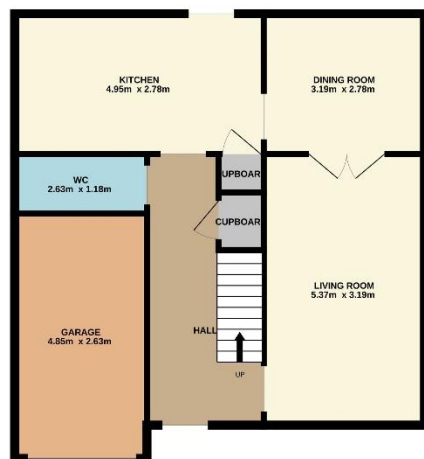
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







GROUND FLOOR  
55.0 sq. m. approx.

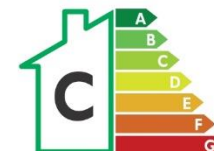


1ST FLOOR  
68.0 sq. m. approx.



TOTAL FLOOR AREA: 123.0 sq. m. approx.

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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*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and summer house.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

**Chamber Practice**

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

[contact@thechamberpractice.co.uk](mailto:contact@thechamberpractice.co.uk)