

# Connelly Yeoman



**15 DAWSON CRESCENT, MONIFIETH  
BY DUNDEE DD5 4QQ**

**SEMI DETACHED  
BUNGALOW**



- Set within a very desirable location close to popular schools and shops
  - A well proportioned Semi Detached Bungalow
- Gas Fired Central Heating and Double Glazing, large attic space
- Gardens to the front and rear, driveway to the Single Garage



OFFERS OVER  
**£165,000**



# Property Description

This spacious SEMI DETACHED BUNGALOW is ideally located within a very sought after residential area of Monifieth, located on the Balmossie boundary with the Barnhill area of Broughty Ferry, situated within easy reach of most amenities and services, including local schools, shops and with the popular seafront walkways and cycle path areas close-by. The property offers well proportioned accommodation over one level and benefits from Gas fired central heating and Double glazing. Whilst requiring a degree of modernisation/upgrading, the property represents a good buy with scope for an uplift in value. Externally, there are good sized gardens to the front and rear, again requiring some maintenance, with a driveway affording off-street car parking and leading to the Single Garage. Early viewing is recommended.

**ACCOMMODATION: VESTIBULE & HALLWAY, LOUNGE, KITCHEN, REAR PORCH, 2 BEDROOMS, SHOWER ROOM.**

## **VESTIBULE:**

Enter into the property via a double glazed front entrance door into the Vestibule, with a cupboard housing the electric fuse box and meter. A glass panelled door leads through into the Hallway.

## **HALLWAY:**

With a built-in shelved and hanging space cloaks/storage cupboard and a further built-in storage cupboard. Access hatch leading into the loft space via a Ramsay style loft ladder. The loft space is spacious and has a side/gable window - which may offer scope for further expansion of the property - subject to the usual Local Authority planning permissions.

## **LOUNGE:**

Approx. 17'2 x 15'4. A bright and spacious Lounge, with a large, front-facing window. Wall mounted Gas fire. CH Radiator.

## **KITCHEN:**

Approx. 17' x 13'9. A spacious Kitchen, with both side and rear-facing windows allowing ample natural light into the room. The kitchen is fitted with base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink with mixer tap. Space for kitchen appliances. CH Radiator. Wood lined ceiling with spotlights. A glass panelled door leads from the Kitchen into a Rear Porch.

## **REAR PORCH:**

Approx. 8'7 x 5'2. Glazed windows overlooking the rear garden. External door out to the driveway and a further door out to the garden. CH Radiator.





**BEDROOM 1:**

Approx. 14'6 x 14'6. A double sized Bedroom with a large, front-facing window. Ample space for bedroom furnishings. CH Radiator.

**BEDROOM 2:**

Approx. 11'8 x 12'3. Another good-sized Bedroom with a rear-facing window. CH Radiator.

**SHOWER ROOM:**

Approx. 7'8 x 6'7. A full wet room with a shower area housing an Electric shower, finished with wet wall panels at the shower area and wall tiling to the other walls. WC and wash-hand basin. Extractor fan. Rear-facing opaque glazed window. CH Radiator.

**GARDENS & GARAGE:**

The front garden is laid to lawn with established shrubs, pathway to the front door. Driveway with ample off-street car parking and leading to the Garage.

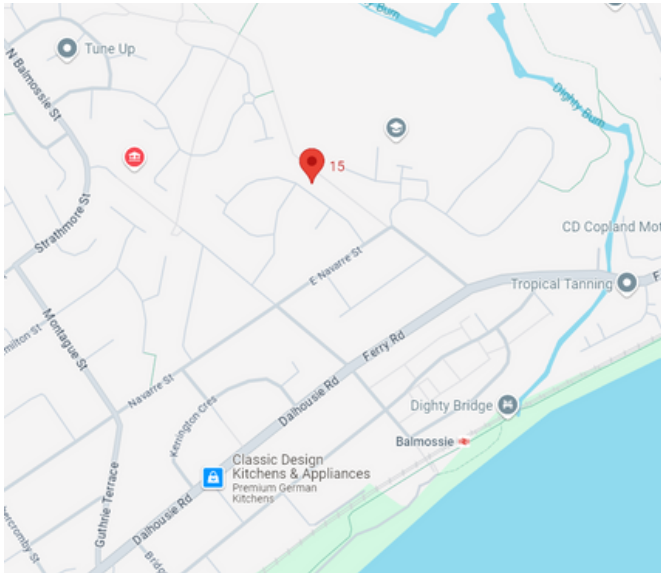
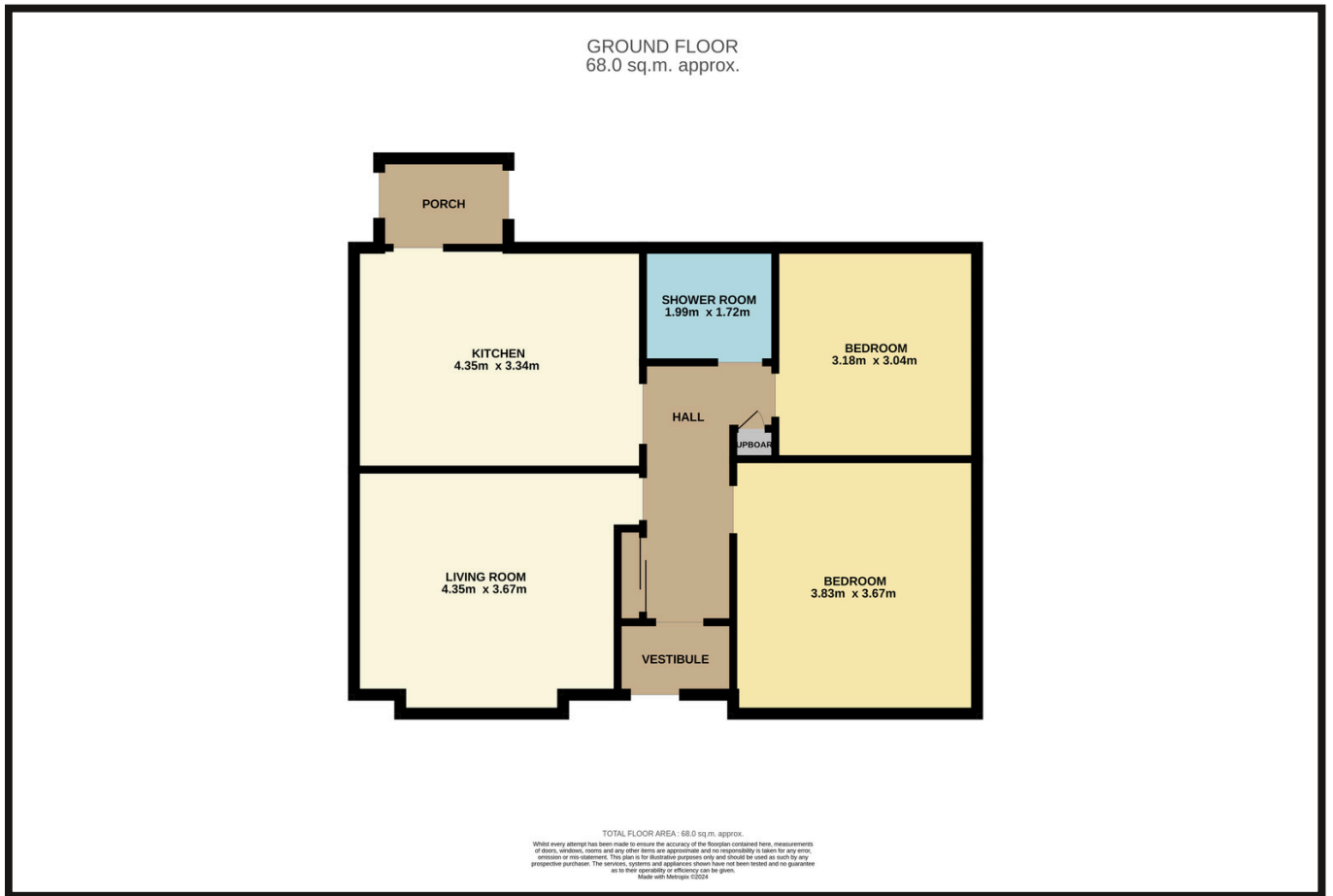
**SINGLE GARAGE:** This is linked onto the neighbouring garage. Up and over garage door.

The rear garden requires some tidying up, with established shrubs and trees.





# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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Yeoman**

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