

# Connelly Yeoman



11 GOLF AVENUE, MONIFIETH, DD5 4AS

SEMI DETACHED  
TRADITIONAL VILLA



- Set within a very desirable location with uninterrupted views across Monifieth Golf Course
  - With generously proportioned rooms and many original features
    - Gas central heating and double glazing
    - A secluded mature garden with feature pond



OFFERS OVER  
**£295,000**

# Property Description

This traditional SEMI DETACHED VILLA is a golf lovers dream sitting on the edge of Monifieth Golf Course with uninterrupted views across the course, over the River Tay and beyond to Tentsmuir and the Fife coast. Monifieth itself has many amenities ranging from excellent primary and secondary schools, independent and national retailers, restaurants, cafes and bars and boasts a train station on the East coast line. It is a short car journey to the A92 and onwards to the M90 making it an ideal location for commuters to all major Scottish city's and Angus towns. The property has generously proportioned rooms giving flexible accommodation on two levels. Many original features remain in the lounge and family room and has no less than two stunning bay windows with those outstanding views. The garden is mature and well kept with a sunny seating area and feature pond. Early viewing would be highly recommended as the location of this property is much sought after and rarely enter the market.

## ACCOMMODATION:

**VESTIBULE, LOUNGE, FAMILY ROOM/BEDROOM 4, WC, KITCHEN, DINING AREA, CONSERVATORY, 3 BEDROOMS, FAMILY BATHROOM**

## VESTIBULE:

A door from the parking area leads into a welcoming vestibule with tiled flooring. This in turn leads through a glass panelled door into the hallway. There is a large shelved and hanging cloaks cupboard. A staircase leads to the upper floor.

## WC:

Approx. 3'6 x 6'8. A conveniently situated WC with wash hand basin, extractor fan and bathroom fittings.

## LOUNGE:

Approx. 16'8 x 20'2 into bay. Entry into the lounge is via a glass panelled door. There are many lovely original features which include a piped ornate ceiling, cornicing, picture rail and deep skirting. A focal point in the room is the feature marble fireplace and hearth incorporating a gas fire. The bay window has open views over Monifieth Golf Course.

## FAMILY ROOM/BEDROOM 4:

Approx. 13'6 x 14' Presently being used as a second reception room it looks over the rear of the property and has a marble fire place and hearth incorporating a gas fire. There is a shelved alcove with under storage, a radiator and cornicing.

## KITCHEN:

Approx. 11'7 x 16'6. The kitchen is fitted with a range of modern base and wall units with coordinating work surfaces incorporating a sink with a mixer tap, stainless steel neff electric oven, ceramic hob and extractor above. There is plumb space for a dishwasher and automatic washing machine and space for a fridge freezer.

## DINING AREA:

Approx. 11'3 x 10'. A step down from the kitchen brings you into a dining area. There is ample space for a table and chairs. The gas central heating boiler is housed here and there are spotlights to the ceiling and a radiator. Double French doors lead into the conservatory.



**CONSERVATORY:**

Approx. 16' x 17'5. A charming conservatory which has tiled flooring and wall lights and overlooks the secluded rear garden.

**UPPER LANDING:**

A wooden balustrade staircase lead to the upper floor. It has a feature sky light window that borrows light from the loft space.

**BEDROOM 1:**

Approx. 16' x 19'7 into the bay. A generous master bedroom with outstanding views to the front of the property, over the golf course and out across the River Tay towards Tentsmuir and the Fife coastline. There is a range of fitted shelved and hanging bedroom units with drawers, a radiator and access hatch to the loft via a Ramsay styled ladder.

**BEDROOM 2:**

Approx. 14'6 x 13'5. A rear facing bedroom with ample space for furnishing and a radiator.

**BEDROOM 3:**

Approx. 9'7 x 10'. This bedroom benefits from the stunning views across the golf course and has a radiator.

**FAMILY BATHROOM:**

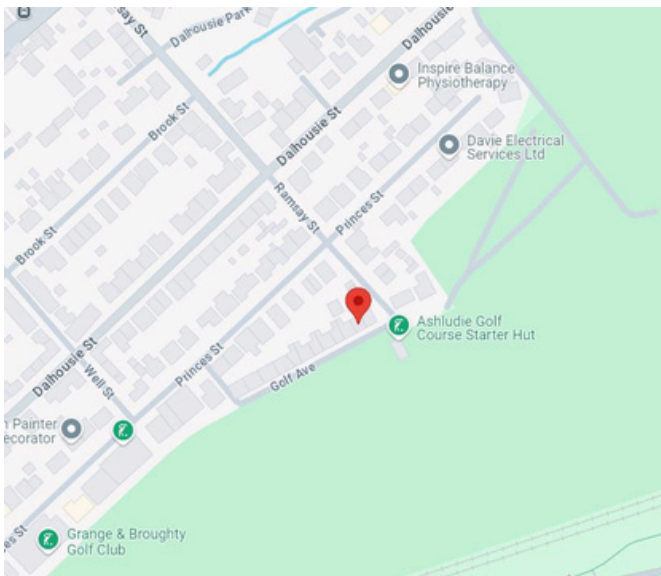
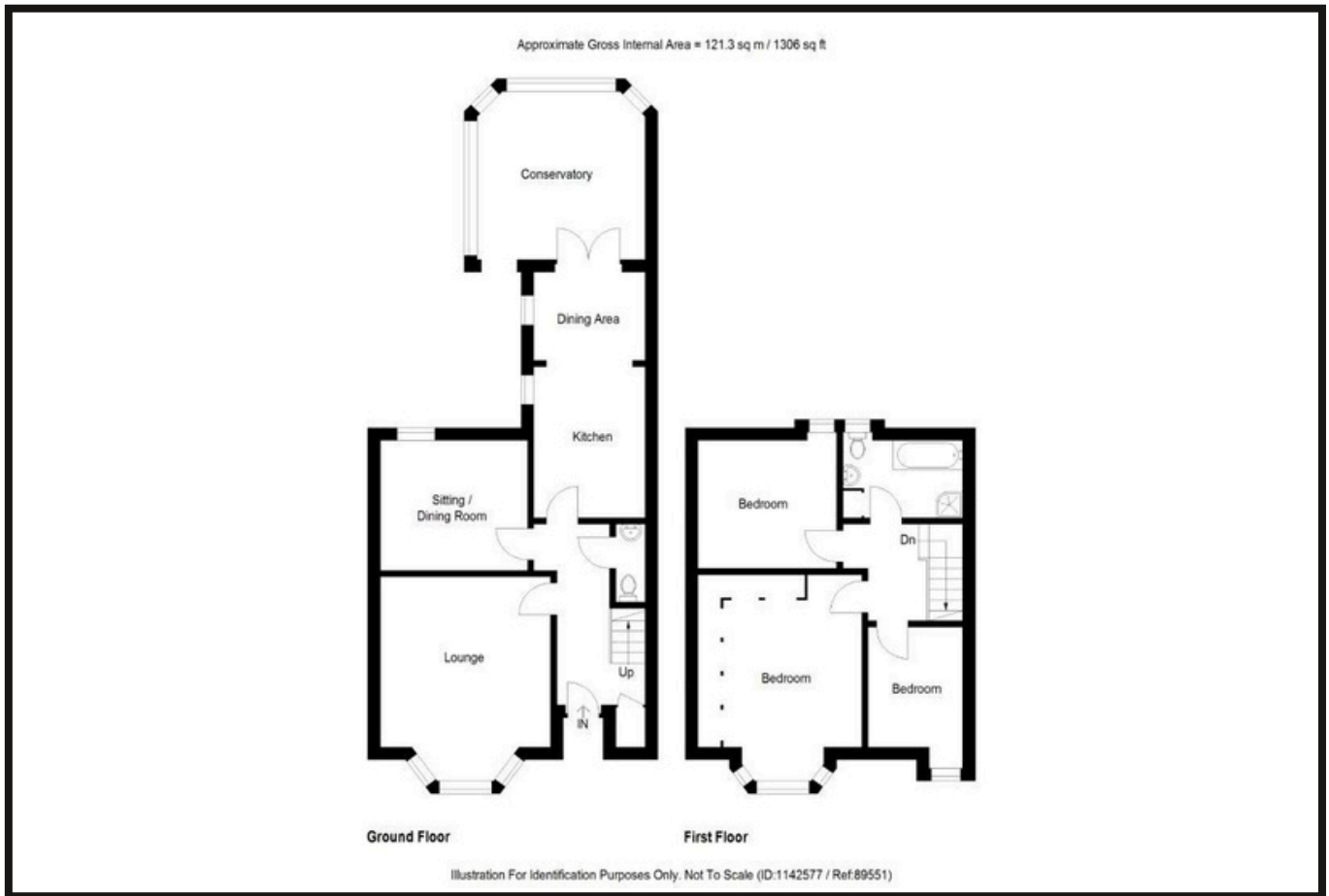
Approx. 11' x 7'6. A rear facing bathroom with a window providing natural light and ventilation. The bathroom is tiled with a vanity unit incorporating the wash hand basin and WC. There is a corner bath and a separate shower cubicle housing a power shower, parador ceiling with spotlights, bathroom fittings and a heated towel rail. For added storage there is a shelved linen cupboard.

**GARDEN:**

The garden is fully enclosed and to the rear it is very secluded with a sunny seating area, a feature pond, a shed and access to the side of the property.



# 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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