



**MICHAEL A. BROWN**

— *Solicitors & Estate Agents* —



## 12 Mortimer Drive, Monifieth DD5 4JF

Offers Over **£240,000**



- Ground Floor Apartment
- Executive Style
- Private Patio
- South-facing
- GCH; DG; Entry phone
- Spacious Lounge
- Dining Kitchen
- Master Bedroom en suite
- Second Double Bedroom
- Bathroom with shower



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## 12 Mortimer Drive, Monifieth DD5 4JF

Executive style GROUND FLOOR APARTMENT with seafront aspect and a small private south-facing patio area. Situated in a high quality, recently built modern development within the neighbourhood watch community. Attractive communal entrance hallway with secure entry phone system. Underfloor gas central heating throughout and efficient double-glazed windows, patio and French doors. Private car parking space. Within minutes' walk of Monifieth High Street. Easy access into nearby Broughty Ferry and Dundee.

### MUTUAL ENTRANCE

Entry phone system.

### ENTRANCE HALL

Storage cupboard. Alarm control panel.

### LOUNGE

Large double-glazed patio doors open out on to a private small paved patio area. South facing and with sea view aspect. Oak engineered flooring. Entry phone.

### DINING KITCHEN

Partly open plan to the Lounge. Fully fitted with cream finish wall and base units and matching worktops. Integral Neff stainless steel induction hob, double oven/grill and filter hood. Inset stainless steel sink. 1½ bowl sink with drainer and mixer tap. Integral dishwasher, automatic washer/dryer and fridge freezer. Oak engineered flooring. Window overlooks front area. Storage cupboard housing hot water cylinder. Space for dining table and chairs.

### MASTER BEDROOM

South facing aspect with tilt and turn patio doors. Built-in triple wardrobes. Fully carpeted.

### En suite

Full wall tiling. Non-slip vinyl flooring. White vanity unit incorporating wash hand basin and toilet. Large wall mirror. Large shower compartment with thermostat shower. Extractor fan. Chrome towel radiator.

### DOUBLE BEDROOM

Built-in double wardrobes and mirror sliding doors. Window overlooks front area.

### BATHROOM

Full wall tiling. Vinyl tile effect flooring. Vanity unit incorporating wash hand basin and toilet. White bath with thermostat shower over and glazed shower screen. Large wall mirror. Extractor fan. Chrome towel radiator.

### OUTSIDE

Small paved south-facing patio. Mutual grassed areas. Private car parking space immediately outside the apartment.

### EXTRAS

Included are all fitted carpets, curtains and blinds.

### MISCELLANEOUS

The Development is factored by Estates Property Management. Currently £55 per month.

### ENTRY

By arrangement.

### LOCATION

Off Ferry Road.

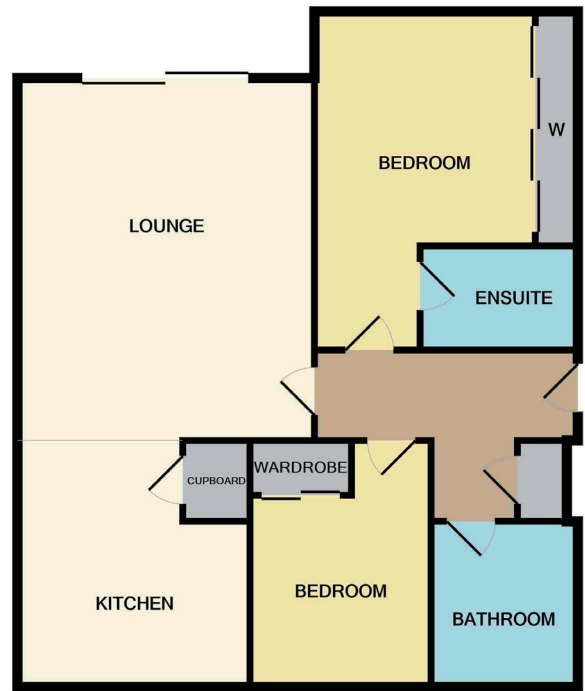
### EPC – B

Home Report Valuation - £240,000



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## ACCOMMODATION

(All measurements are approx.)

Lounge	15'1" x 14'2"	(4.62m x 4.34m)
Dining Kitchen	12'7" x 11'8"	(3.89m x 3.61m)
Master Bedroom	10'8" x 10'8"	(3.30m x 3.32m)
En suite	4'8" x 4'5"	(1.48m x 1.38m)
Double Bedroom	10'6" x 8'7"	(3.26m x 2.68m)
Bathroom	8'2" x 5'8"	(2.51m x 1.77m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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