



**lindsays**

22 Millhill,  
Monifieth, DD5 4PW

*"Two bedroom semi-detached bungalow in move-in condition, in a much sought after location"*

- Porch
- Hallway
- Shower Room
- Lounge
- Kitchen
- Two Double Bedrooms
- Gardens
- Driveway

EPC Rating C

**OFFERS OVER £170,000**



## Description

Lindsays are delighted to bring to market this two bedroom semi-detached bungalow in move in condition throughout located within a much sought after location in popular Monifieth. Millhill is ideally located with ease of access to all local amenities and this lovely home benefits from gas central heating, double glazing and floored attic. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

The property has been modernised throughout and comprises; Porch, hallway with useful storage, modern shower room, bright and spacious lounge and a lovely fitted kitchen with ample counter & cupboard space. The primary bedroom is a generously sized room with built in storage along with a further double bedroom with fitted wardrobes.

Externally to the front of the property is a well maintained garden mainly laid in lawn with a driveway providing off-street parking to the side of the property. The main garden is to the rear of the property and this is a fully enclosed, easily maintained chip stone garden, with a lovely summer house and small shed included in the sale.

## Area

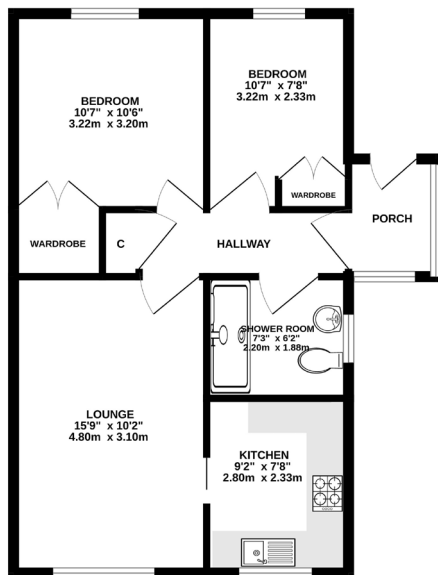
Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station is a short distance away in Broughty Ferry. Monifieth enjoys a fine coastal setting and a good range of leisure amenities including a popular golf course. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



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 contents, systems and appliances shown here are not shown tested and no guarantee as to their operability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.