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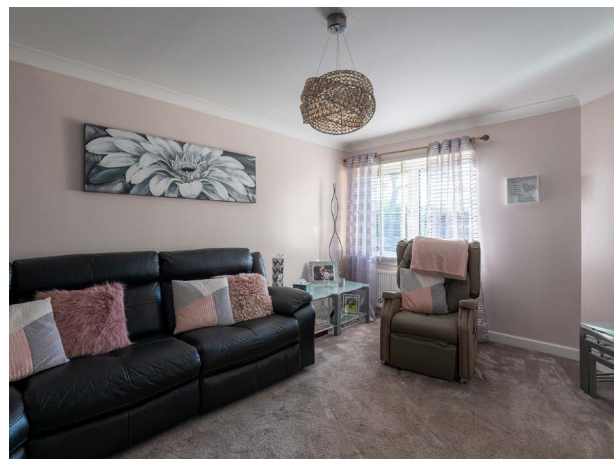
'Oakbank',
Panmure Road, Monikie, Angus, DD5 3QA

*"Spacious five-bedroom detached villa
in a much sought after location"*

- Reception Hall
- Lounge
- Kitchen/Dining Room
- Five Bedrooms
- Bathroom & Shower Room
- Large Driveway
- Gardens
- Double Glazing
- LPG Heating

EPC Rating D

OFFERS OVER £310,000



Description

This is a rare opportunity to purchase this tastefully presented detached villa which is located in a quiet area of the popular village of Monikie. Presented in move-in condition throughout, the property has been extended to provide versatile accommodation for the growing family. Practical benefits include ample built-in storage, double glazing and LPG central heating. Included in the sale are the carpets, floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed, garden shed and hot tub.

The accommodation on the ground floor comprises a welcoming reception hall, lounge, dining/kitchen with integrated hob, double oven, extractor hood, washing machine, fridge and freezer. The dining area has ample space for dining furniture and patio doors leading to the rear garden. The garage has been converted to provide a large double bedroom and there is also a shower room. On the upper floor there are four double bedrooms, one of which has an ensuite shower room, and the family bathroom with shower over the bath. Outside to the front there is a lawn and monobloc driveway offering parking for three cars, along with an electric car charging point. The attractive rear garden is fully enclosed, laid with lawn and decked area ideal for outdoor entertaining. There is also a garden shed and hot tub.

This is a lovely family home, and we do recommend viewing to fully appreciate the accommodation on offer.

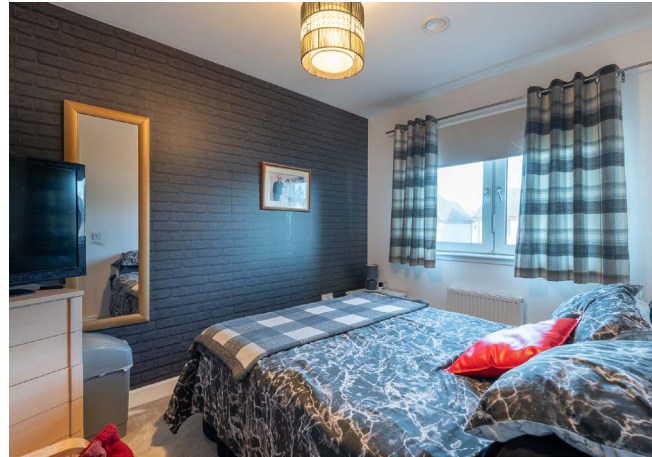
Area

The charming village of Monikie is situated only a few miles from Dundee City. A feature of Monikie is the Country Park which boasts reservoirs, woodland and parkland. The area provides an ideal commuting base to the City of Dundee as well as Carnoustie and Arbroath. Monikie Nursery and Primary Schools are within walking distance.

Viewing

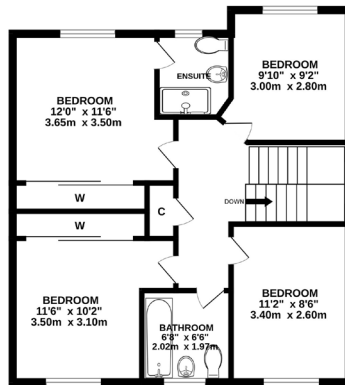
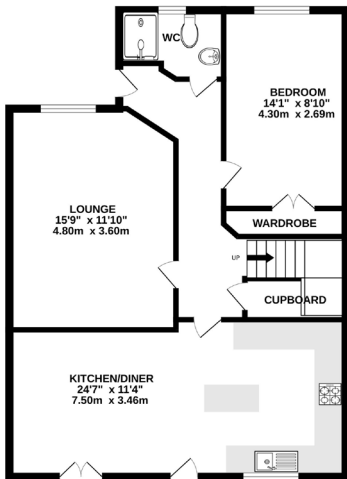
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk

For out of office hour viewing requests, please contact the property owner on 07985563876.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 fixtures, systems and appliances shown have not been 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 W: 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.