



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



Flat 31 Hometay House, 2 High Street, Monifieth, DD5 4BN

Offers Over £110,000

Purpose built retirement home

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Purpose built retirement home

Flat 31 Hometay House, 2 High Street, Monifieth, DD5 4BN

Situated within a purpose built retirement home in the popular residential area of Monifieth we are delighted to offer for sale this first floor flat. The well presented one bedroomed property is in good decorative condition and comprises of a bright entrance hallway with walk in storage cupboard, lounge, kitchen, double bedroom with built in wardrobes and shower room. Property benefits from recently updated double glazed windows and high spec electric heating. All floor coverings and window blinds where fitted are included in the sale.

Hometay House is located within easy walking distance of Monifieth centre and beach front and is well served by various bus routes, local shops and amenities. The purpose built, attractive complex has a lift service, guest suite, residents lounge, fully equipped laundry room, warden facility, intercom system and well maintained communal outdoor areas and residents parking. Monthly factor fees apply and full details can be obtained upon request.

Hall:

Number 31 is accessed via a timber external door from the main communal hallway. The entrance hallway gives access to the bedroom, shower room and lounge/dining room as well as a large storage cupboard.

Lounge/ Dining:

A generous sized, bright room with space for a dining table and chairs and arched doorway that gives access to the kitchen. Large double-glazed window floods this room with natural light.

Kitchen:

The modern kitchen is fitted with a variety of shaker style wall and base units providing an ample amount of storage space with contrasting worktops, integrated electric hob with electric oven and overhead extractor fan, integrated dishwasher, contemporary splash back, stainless steel sink with matching pillar tap and south facing window.

Shower room:

The shower room is served by a modern three-piece suite incorporating a vanity with inset W.C and wash-hand basin, shower enclosure with electric powered shower, wall mounted vanity mirror, wet wall within shower enclosure, luxury tiled walls, heated towel rail.

Bedroom 1:

A bright and airy room with double glazed window, ample storage space provided by built-in wardrobes.

3.02m x 5.51m:

2.29m x 2.08m:

1.65m x 2.08m:

2.64m x 4.27m:

Communal Garden Area:

The property is on the first floor and the main reception entrance is accessed from the high street via a paved pathway with well maintained gardens of lawn and mature shrubs, trees and plants. Private parking can be found at the rear of the property.

Residents Lounge:

A bright and well maintained space for residents to meet and take part in social activities on the ground floor. Patio door leads to a rear outdoor area.

Guest Suite:

Residents can book the guest suite for family members on the ground floor. The guest suite benefits from two beds, a kitchen/dining area and shower room.







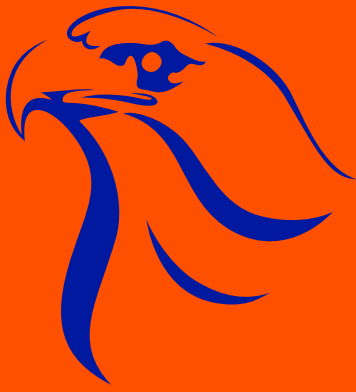






First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1154925)



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Viewing:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Council Tax Band:

C (Angus Council December 2024).

EPC Band:

B

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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