



Alan E Masterton

SOLICITORS & ESTATE AGENT

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Greenbourne House, 76 Hill Street, Monifieth, DD5 4DG

Detached Family Home

Offers Over £400,000



Greenbourne House, 76 Hill Street, Monifieth, DD5 4DG

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this beautiful 4 bedroomed family home with excellent living space throughout and potential to further develop. Greenbourne House is a superb, characterful home located within walking distance to the beach front, Monifieth golf course and local amenities. The B listed building showcases period style features across 3 levels and sits proudly on a peaceful plot made up of several neuks for dining and relaxing as well as a large, detached garage with additional workshop.

This unique detached home projects warm, timeless design with a luxurious but homely feel. Throughout the property you are greeted with original features such as intricate mouldings, high ceilings, tall windows with original shutters, fire surrounds and galleried staircase with elegant, ornate spindles. Natural light pours through the tall, large windows throughout this home which adds to the period style of this property.





Address

Entrance Hallway:

Entrance Hallway: A welcoming entrance accessed through partially glazed front door. The entrance hall gives access to the kitchen, basement level and main reception hall of this family home.

Kitchen with Dining:

A large but homely kitchen that combines spaciousness with an inviting aesthetic. Ample storage is provided throughout by a range of wall, base and full tower cabinets. This charming kitchen has a dining option provided by a built-in seating area with space for relaxing in front of the feature fire surround.

Utility and Storage:

Leading on from the kitchen, as well as being accessed from the side of the home the large utility gives space for white goods as well as housing the boiler and including a double Belfast sink. What was once used as a sauna room also gives additional storage space.

Reception Hall & Vestibule:

The original entrance vestibule opens up via double doors that lead out and step down into the secluded rear garden. This inviting and impressive vestibule gives the feel and character of this home which features well maintained parquet flooring. The main foyer of the home leads to the lower level shower room with cloak room, dining room and lounge as well as giving access to the upper level via a galleried staircase with elegant, ornate spindles and beautifully crafted wooden banister.

Lounge:

A stunning south facing lounge with dual aspect shuttered windows and feature stained glass that bounces light throughout this family space. The high ceiling, skirtings, cornicing and window panelling all add to the unique personality of the room with feature gas fireplace with grand surround being a main focal point.

Dining Room:

This grand south facing room is flooded with natural light from the large, paned and shuttered windows overlooking the rear garden. The original fireplace and beautifully maintained cornicing all add to the character and period style of the room.

Shower Room with Cloak Room:

This spacious shower room consists of a walk-in shower with main operative shower within, wash hand basin and w.c. The cloak room/dressing room that is adjacent to the shower room provides excellent additional storage space within the lower level.

Upper Floor:

Bedroom 1:

An extremely spacious and well-proportioned double bedroom with built in wardrobes and south facing window overlooking the rear garden of the home towards the beach front.

Bedroom 2:

A bright and airy double bedroom with built in wardrobes and shuttered window seat overlooking the rear garden.

Bedroom 3:

Another bright and airy room with bay window with shutters and built in wardrobe that provides ample storage space

Bedroom 4:

A generous sized double bedroom with shuttered window overlooking the side of the home, built-in wardrobes provide ample storage space.

Shower Room:

The shower room consists of a shower cubicle with main operative shower within, w.c, wash hand basin with built-in cupboards and niches providing excellent additional storage.

Bathroom:

A generous sized bathroom consisting of a bath, wash hand basin, w.c and large window flooding this room with natural light.

Basement Level:

Having access from the main house as well as the side of the home, the basement level lends itself to lots of possibilities for further development. The space currently provides a home office, wine cellar, workshop as well as large storage rooms.

Garden Area:

To the front of the home is a large stone chipped driveway which opens up to the rear garden via a ornate, metal gate. The rear wrap around garden provides a secluded area in which to relax and dine. Mature trees, shrubs and bushes throughout the garden add pops of colour and gives a tranquil backdrop to this family home. A provost type lamp sits elevated on a stone plinth which showcases the history and character this home projects.

Detached Triple Garage/Workshop :

The triple garage provides excellent additional storage, accessed via up and over doors (one being electric). This deceptively spacious area provides a workshop space as well as car storing facilities.













Council Tax Band: G

(Angus Council Dec 24).

EPC Band:

F

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute 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)



Basement level study



Store Room



Garage/Workshop





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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.