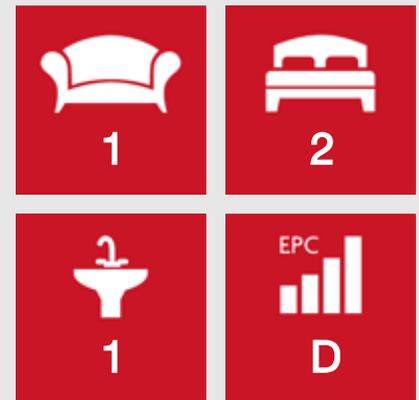




**Thorntons**  
The right way to move

16 Panmure Street, Monifieth,  
Dundee, Angus DD5 4EB





## Summary

Offered at £20,000 below valuation, this charming mid-terraced cottage presents an exceptional opportunity for a rewarding summer project. Nestled on a well-established street in Monifieth, the two-bedroom, one-and-a-half-storey home is bursting with potential, inviting new owners to restore and personalise it to their individual tastes. Beyond the property's generous garden—primarily laid to lawn with paved areas for added versatility—the home enjoys a prime location within easy reach of Monifieth's wide-ranging amenities. It is also perfectly positioned for convenient access to neighbouring Broughty Ferry and Dundee, with the city centre just over 15 minutes away by road. With its fantastic potential and enviable location, this property is ready to be transformed into something truly special.

## Features

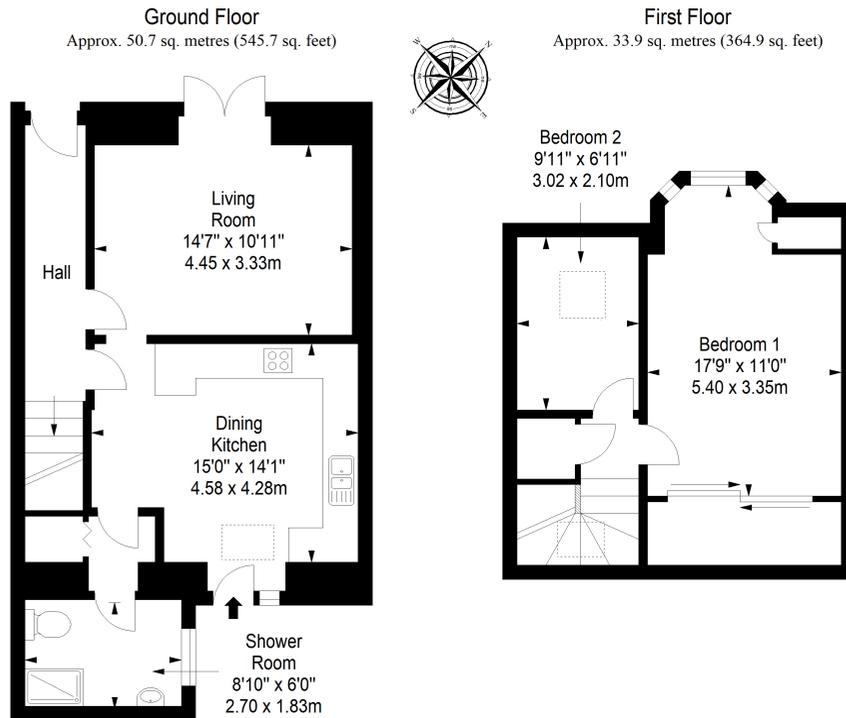
- Mid-terraced house in Monifieth
- Home Report Value £175,000
- Southerly facing living room with French doors onto garden
- Breakfasting kitchen with dining area
- Rear hall with garden access
- Two bedrooms (one with built-in storage)
- Bright shower room
- Sunny rear garden
- Access to unrestricted on-street parking
- GCH; DG; EPC - D

## Room Measurements

Livingroom: 14' 7" x 10' 11" (4.45m x 3.33m)  
Dining Kitchen: 15' 0" x 14' 1" (4.57m x 4.29m)  
Shower Room: 8' 10" x 6' 0" (2.69m x 1.98m)  
Bedroom 1: 17' 9" x 11' 0" (5.41m x 3.35m)  
Bedroom 2: 9' 11" x 6' 11" (3.02m x 2.11m)



# Floorplan



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosesea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparesea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive,  
Inverness, IV2 3BW  
01463 383977  
genea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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