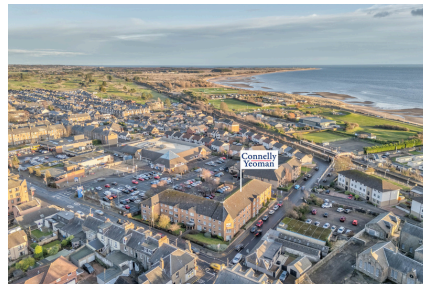


Connelly Yeoman



**FLAT 33, HOMETAY HOUSE, 2 HIGH STREET,
MONIFIETH, DD5 4BN**

**SECOND FLOOR
APARTMENT**



Key Features

- Spacious second floor apartment with excellent views
 - Electric Storage Heating and Double Glazing.
- On site complex Manager, lift, residents lounge, laundry, guest facilities, communal gardens and residents parking.



OFFERS OVER
£105,000

Property Description

This most impressive, bright and airy, SECOND FLOOR APARTMENT is ideally situated within a desirable residential area. The side facing window has lovely views over the area and up towards the High Street. Ideally situated close to local and national shops, beach front and bus and train links giving easy access to Dundee city centre, Broughty Ferry and many surrounding Angus towns. This generously proportioned apartment on one level has a large lounge, kitchen, one bedroom and shower room has been well maintained and enjoys the benefits of electric storage heating and double glazing. Set within well kept garden grounds with off-street residents and visitor parking, this popular development benefits from management staff (non-resident), a Careline alarm system and communal facilities comprising lift service, lounge with social activities, a laundry and guest accommodation.

ACCOMMODATION:

Lounge, Kitchen, Double Bedroom and Shower Room.

ENTRANCE HALLWAY:

The entrance hallway has a large walk in storage cupboard which has power and light and houses the water tank and electric meter, wall mounted panel heater. Access into the lounge.

LOUNGE:

Approx. 12'6 x 21'3. This room has ample space for furnishings which could be available. Feature fireplace with wooden surround incorporating an electric fire. Side facing window with a nice outlook over the surrounding area towards the High Street. Wall lights. Access into the kitchen.

KITCHEN:

Approx. 8'5 x 8'8. base and wall units with work surfaces incorporating stainless steel sink with mixer tap. Stainless steel electric over, ceramic hob with extractor above and fridge freezer (which could be included).



BEDROOM:

Approx. 10'5 x 17'8. This lovely spacious bedroom has ample space for furnishings has a shelved and hanging wardrobe panel heater and wall lights.

SHOWER ROOM:

Approx. 6'5 x 8'5. This tiled bathroom has a modern vanity unit with light and mirror incorporating the wash-hand basin and WC. Shower cubicle housing a power shower finished in wet wall. Heated towel rail, spotlights and extractor fan.



Property Professionals

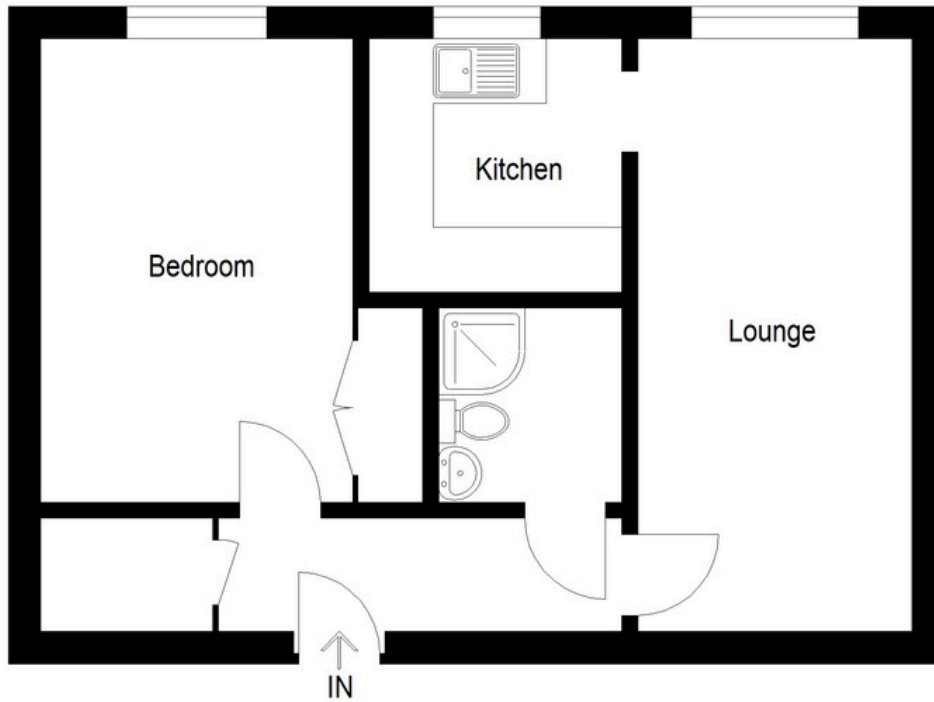


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Not To Scale (ID:1154605 / Ref:89735)



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**Connelly
Yeoman**

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