



lindsays

47 Angus Drive,
Monifieth, DD5 4UA

"Two Bedroom semi-detached villa in highly desirable location"

- Hallway
- Kitchen
- WC
- Lounge
- Family Bathroom
- Two Double Bedrooms
- Gardens
- Driveway

EPC Rating B

OFFERS OVER £210,000



Description

Lindsays are delighted to bring to market this two bedroom semi-detached villa in move in condition throughout located within a modern development in a highly desirable location within Monifieth. Angus Drive is ideally located with ease of access to all local amenities such as schools, cafes, shops and public transport. This lovely home benefits from gas central heating, double glazing and solar panels. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with integrated white goods.

The property is split over two levels and the ground floor comprises: Hallway with storage under the stairs, modern fitted kitchen with integrated white goods, bright and spacious lounge with patio doors leading to the rear and garden, and a WC. Upstairs are two generously sized double bedrooms along with a family bathroom that has a shower over the bath.

Externally to the front of the property is a well maintained garden mainly laid in lawn with a driveway providing off-street parking to the side of the property. The main garden is to the rear of the property and this is a fully enclosed, also mainly laid in lawn with a patio seating area and a shed that is included in the sale.

Area

Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station is a short distance away in Broughty Ferry. Monifieth enjoys a fine coastal setting and a good range of leisure amenities including a popular golf course. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family.

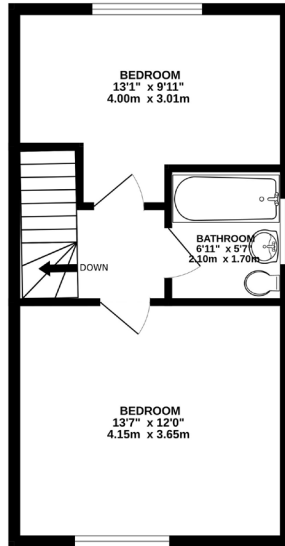
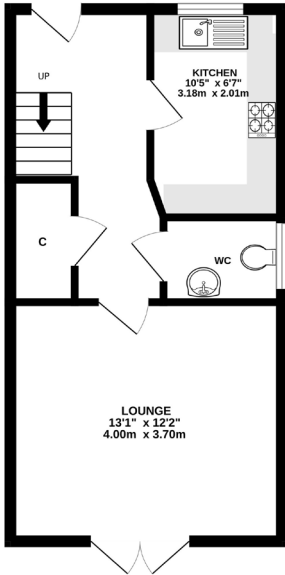
Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items 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 services, 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.