

Connelly Yeoman



**FLAT 22 HOMETAY HOUSE, 2 HIGH STREET,
MONIFIETH, DD5 4BN**

FIRST FLOOR FLAT

Key Features

- **Spacious first floor 1 Bedroom Apartment** located in the heart of Monifieth
- **Retirement Complex with House Manager, Communal Lounge, Lift, Laundry**
 - **Electric Storage Heating and Double Glazing, Guest facilities**
 - **Residents' car parking to the rear of the building, Communal Gardens**



OFFERS OVER

£105,000

Property Description

This spacious, one bedroom FIRST FLOOR APARTMENT forms part of the Hometay House Retirement Complex, located right in the heart of the town of Monifieth, which itself boasts a great range of amenities and services, including a supermarket, various food outlets/stores, cafes and takeaways, chemist, a Health Centre and is also within easy reach of the very popular seafront area offering coastal and beach walks. Presented in immaculate order with neutral décor throughout with oak doors with stainless steel finishings, a modern kitchen and shower room, electric 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, a lounge with social activities, a laundry, and guest accommodation.

ACCOMMODATION:

LOUNGE, KITCHEN, DOUBLE BEDROOM AND SHOWER ROOM

ENTRANCE HALLWAY:

Entry is into a hallway with a generous walk in shelved storage cupboard with light that houses the fuse box. All the doors in the property have been upgraded to oak with stainless steel finishings.

LOUNGE:

Approx. 12'4 x 25'. A large bright lounge with ample room for furnishings. There is a modern storage heater and room at the window for a dining table and chairs. An arch leads into the kitchen.

KITCHEN:

Approx. 8'8 x 8'8. With a range of base and wall units incorporating a stainless steel sink with mixer tap, stainless steel electric oven, hob and extractor above. There is space for a fridge freezer which is included in the sale and a folding breakfast table and seating area at the side facing window.



BEDROOM:

Approx. 10'3 x 17'3. With two double shelved and hanging wardrobes one of which has sliding wooden doors and the other sliding mirrored door. There is a modern storage heater, wall lights and a side facing window.

SHOWER ROOM:

Approx. 6'6 X 8'6. The shower room has been fully tiled with a vanity unit which incorporates the wash hand basin and WC with a mirror and spot lights above. Stepping up into a quadrant shower cubicle housing an electric power shower and finished inside with modern wet wall. There is a headed towel rail, spot lights to the ceiling and an extractor fan.

This popular development benefits from management staff (non-resident), a Careline alarm system, and communal facilities comprising lift service, a residents lounge with social activities, a laundry, and guest accommodation, communal gardens, and residents and visitors parking.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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