



lindsays

107 Ferry Road,
Monifieth, DD5 4PX

"Charming three bedroom semi-detached home in popular location"

- Hallway
- Kitchen
- Lounge/Dining Room
- Family Bathroom
- Three Double Bedrooms
- Ensuite
- Gardens

EPC Rating D

OFFERS OVER £242,500
HOME REPORT VALUATION £245,000



Description

Lindsays are delighted to bring to market this charming three bedroom semi-detached home located on Ferry Road in Monifieth. It is ideally located with ease of access to all local amenities such as schools, cafes, shops and public transport. This versatile home benefits from gas central heating, double glazing, hardwired, linked smoke/heat detectors in main living spaces and ample storage. Included in the sale are all fixed floorcoverings, blinds where fitted and white goods.

The property is split over two levels. The ground floor comprises: Hallway with two large storage cupboards, two generously sized double bedrooms, one is currently being used as a sitting-room, family bathroom with mixer-shower over the bath, south-facing, bright and spacious lounge/dining room which leads to the south facing fitted kitchen that provides access to the rear garden. Upstairs is the stunning primary bedroom; overlooking the estuary towards Fife. This is a large room which leads to the modern ensuite shower room.

Externally to the front of the property is laid to lawn, with appropriate planning consent may be suitable for conversion to provide off road parking. The main south facing garden is to the rear of the property, this is a deceptively large, fully enclosed and mainly laid to lawn.

Area

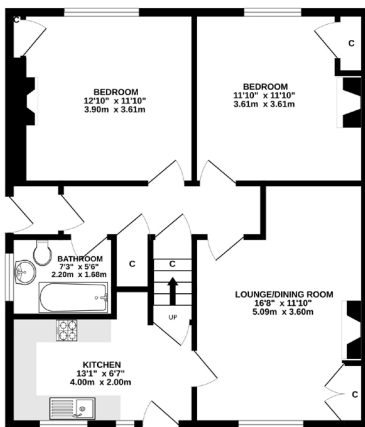
Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station 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

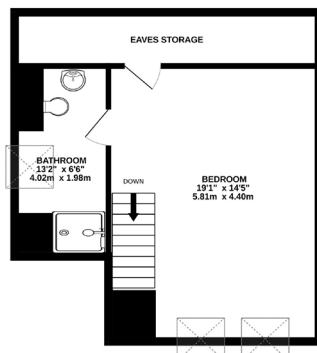
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metrepro ©2005

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.