

Connelly Yeoman



**13 ERSKINE TERRACE, MONIFIETH
DUNDEE, DD5 4SB**

DETACHED VILLA



- Set within a very desirable residential area close to popular schools and most amenities
 - A well proportioned property offering great family accommodation
 - Gas Fired Central Heating, Double Glazing, ample storage
 - Large driveway leading to the Garage, established gardens to the front and rear



OFFERS OVER
£240,000

Property Description

This attractive DETACHED VILLA is ideally located in an established and sought after residential area of Monifieth, within easy reach of most central amenities and services. The village township of Monifieth is served by various local amenities and services, including a variety of local and national shops, a supermarket, cafes and takeaway outlets, public houses, well regarded primary and secondary schools, as well as the attractive beach and seafront areas which offer various leisure activities and lovely coastal walks. On entering into the property there is a spacious and welcoming Hallway, a very generously proportioned Lounge with access into the lovely Conservatory and there is a well appointed Kitchen with fitted kitchen appliances included. On the upper floor there are three good-sized Bedrooms and an attractive Bathroom. Externally, the property occupies a good-sized garden plot, with the front garden laid to lock-block driveway offering ample off-street car parking for four vehicles and leading to the Garage. The other area of garden to the front is laid out in lawn with flower borders of mature shrubs and bushes. The enclosed rear garden is laid out to lawn and patio area. Overall, this appealing property may be of interest as a First Time buy or for a growing family and early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, CONSERVATORY, KITCHEN: UPPER FLOOR:- 3 BEDROOMS, BATHROOM.

ENTRANCE HALLWAY:

Enter into the property via the main double glazed front entrance door with glazed side panel into the Hallway. The Hallway is spacious and has access into the Cloaks cupboard, housing the electric fuse box. CH Radiator.

LOUNGE:

Approx. 14'3 x 24'. A bright and spacious Lounge, with a large front-facing window and access to the rear of this room into the Conservatory. The lounge has wood-effect flooring and ample space for a variety of furniture settings. CH Radiator. Also from the Lounge there is access into the Kitchen.

CONSERVATORY:

Approx. 14'7 x 9'9. This is a lovely room, which gives access out into the rear garden.

KITCHEN:

Approx. 12'9 x 14'5 (at longest point). The kitchen is fitted with base and wall mounted storage units, with co-ordinating worktop surfaces and a stainless steel sink with mixer tap. There are integral NEFF kitchen appliances which include a stainless steel Double Oven/Grill, Induction Hob with a stainless steel extractor above. Integrated automatic Washing Machine, Dishwasher, Fridge and Freezer. Side door leads out onto the driveway area and gives easy access to the Garage.



UPPER FLOOR:

Staircase leading to the upper floor which has a side-facing window allowing ample natural light. Upper landing area with access to the Bedrooms and Bathroom. Access hatch with a fitted loft ladder into the attic space.

BEDROOM 1:

Approx. 11'4 x 15'3. A spacious master Bedroom with a front/rear facing window. Built-in wardrobe with hanging space. CH Radiator.

BEDROOM 2:

Approx. 11'6 x 9'9. Another good-sized Bedroom, with a front-facing window. Built-in wardrobe with hanging space. CH Radiator.

BEDROOM 3:

Approx. 12' x 9'6. Another good-sized Bedroom, with a rear-facing window. Built-in double wardrobe with shelving and hanging space. CH Radiator.

BATHROOM:

Approx. 15' x 9'8. Comprising a vanity unit incorporating the wash-hand basin. WC. Bath with an over the bath shower and glass shower screen. The bathroom walls are finished with modern wet wall and there is a large wall mirror. Tiled floor. Shelved alcove. Built-in shelved linen cupboard. Parador styled lined ceiling with inset spotlights. Heated towel rail. Rear-facing opaque glazed window allows for natural light and ventilation.

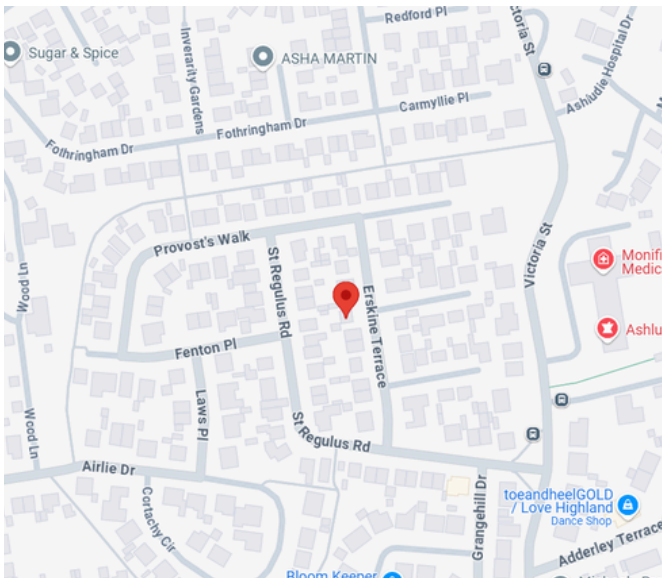
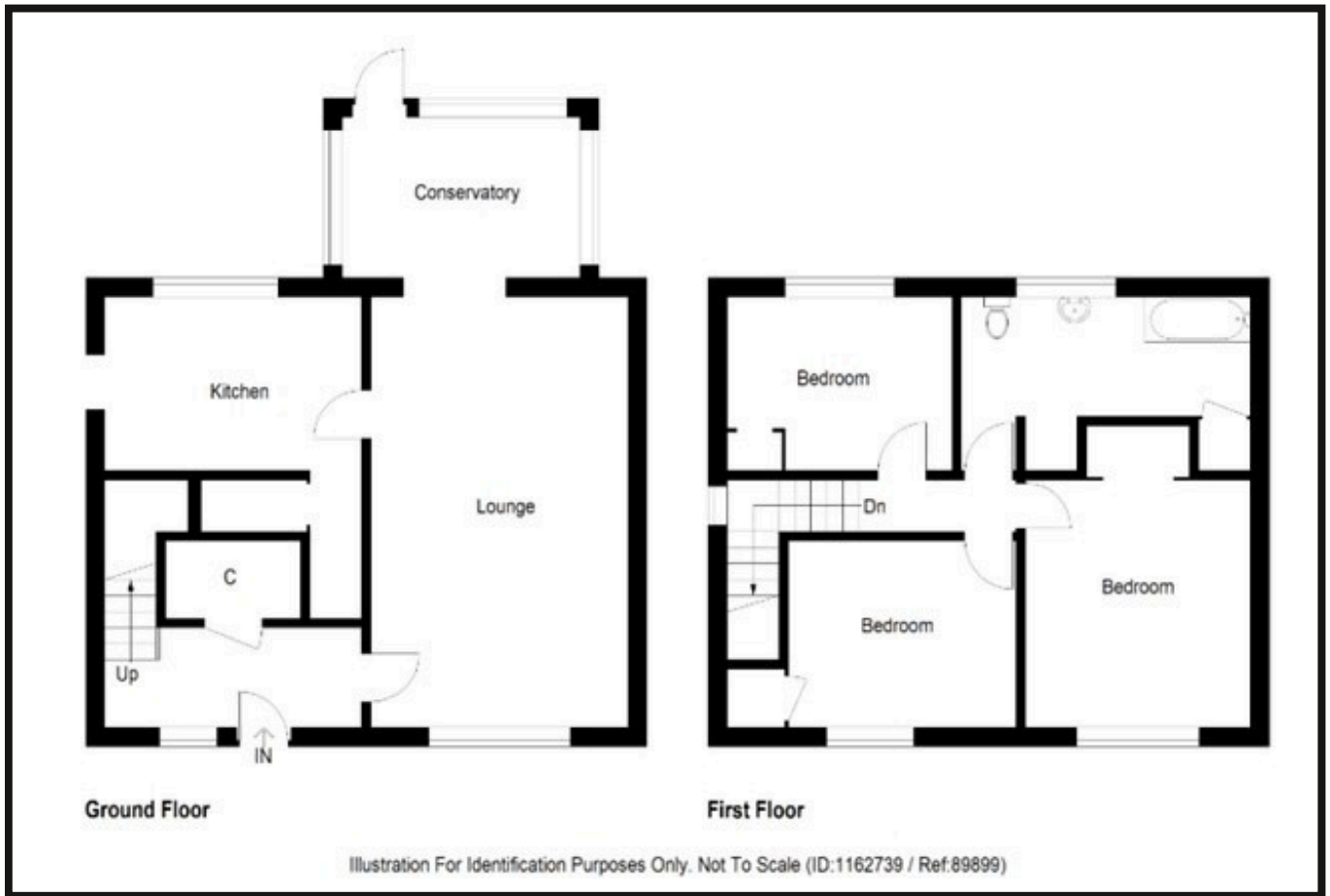
GARDENS & GARAGE:

The property occupies a good-sized garden plot, with the front garden laid to lock-block driveway offering ample off-street car parking for four vehicles and leading to the Garage. The other area of garden to the front is laid out in lawn with flower borders of mature shrubs and bushes.

The enclosed rear garden is laid out to lawn and patio area. Outside electric point. Outside water tap.



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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