



**lindsays**

6 Dighty Court,  
Monifieth DD5 4UL

*"Three bedroom end of terrace villa in a much sought after location"*

- Hallway
- Lounge/Diner
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- WC
- Gardens
- Residents Parking

EPC Rating B

**OFFERS OVER £230,000**



## Description

Lindsays are delighted to bring to market this three bedroom end of terrace villa located within a modern development in a highly desirable location within Monifieth. Dighty Court is ideally located with ease of access to all local amenities such as schools, cafes, shops and public transport.

The property is offered to the market in move in condition and comprises: hallway, bright and spacious lounge/diner with patio doors leading to the rear garden, fitted kitchen and WC. Upstairs there three bedrooms with two having built in storage and family bathroom with shower over the bath. Benefits include double glazing, gas central heating, attic space and solar panels. Included in the sale will be all window and floor coverings where fitted. The white goods in the kitchen will also be included although no guarantees are given.

Externally there is a small area of stope chippings to the front. The rear garden is fully enclosed and laid mainly in lawn with a patio area.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes' drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Balmossie Station.

Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

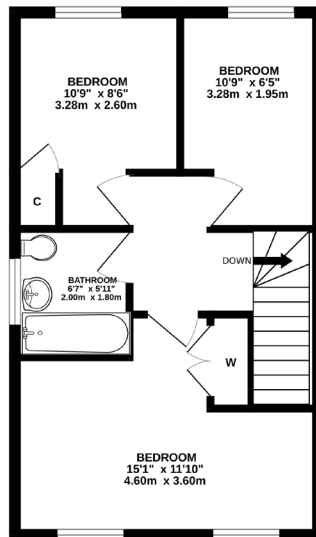
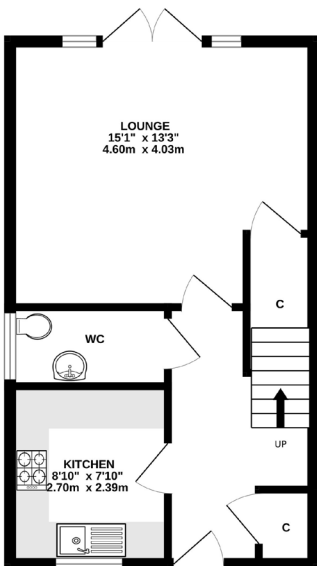
## Viewing

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



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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.