



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



28 Adderley Terrace, Monifieth, DD5 4DR

3 Bedroomed Semi-Detached Villa

Offers Over £250,000

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DD5 ESTATE AGENTS

3 Bedroomed Semi-Detached Villa

28 Adderley Terrace, Monifieth, DD5 4DR

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this spacious 3 bedroomed family home situated within a desirable, quiet street of similar styled properties.

This superb semi-detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway that gives access to a large front facing lounge, modern W/C and contemporary kitchen with large dining island that leads to a dining room overlooking the secluded rear garden. Carpeted stairs from the main hallway lead to the upper level where you will find a very generous sized landing with storage, 3 bedrooms and family bathroom.

This highly sought after, family friendly area is close to all local amenities and has close access to schooling, shops, transport links, beach and golf courses. The spacious property benefits from a double glazing and gas central heating.

Entrance Hall: Bright and welcoming entrance hall accessed through a white upvc security door. The entrance hall benefits from a storage cupboard and gives access to the lounge, w.c and kitchen. Carpeted staircase leads to the upper level giving access to the 3 bedrooms, family bathroom and additional built in storage cupboards.

Lounge: **5.01m x 4.10m:**

A spacious and well-proportioned room which is flooded with natural light through the large window overlooking the front garden. Feature modern fireplace creates a focal point to this family space.

Kitchen: **5.11m x 3.71m:**

A beautiful, modern kitchen with space for dining making this family kitchen the hub of the home. External door opens out into the rear gardens patio area making it an ideal spot for entertaining in the warmer months. Ample storage space is provided by a good range of wall and floor cabinets with complimentary worktop and upstand. Appliances within the kitchen include a built-in microwave, integrated dishwasher, Kenwood range cooker and space for fridge freezer and washing machine. The kitchen also benefits from a larder cupboard as well as kitchen island providing a dining option.

Dining Room: **3.33m x 3.02m:**

An excellent addition to this family home, opening up from the kitchen the dining room provides a versatile space that overlooks the rear gardens patio area.

W.C: **1.59m x 1.46m:**

Accessed directly from the entrance hall, the cloakroom consists of a w.c and wash hand basin with tiling up to dado height.

Upper Floor:

Bedroom 1: **3.72m x 3.64m:**

A very spacious bright and airy double bedroom with windows overlooking the front of the home, this spacious room benefits from wall to wall built-in wardrobes

Bedroom 2: **3.64m x 3.41m:**

Another bright and airy bedroom overlooking the rear garden.

Bedroom 3: **3.66m x 2.41m:**

Another generous sized, bright room overlooking the front of the property which would make an ideal youngsters' bedroom or home office space

Bathroom: **3.65m x 1.73m:**

A generous sized bathroom comprising of a shower cubicle with electric shower within as well as a bath, w.c and wash hand basin within a vanity unit providing excellent additional storage space.

Garden Area:

Attractive, low maintenance garden areas to the front and back of the home. To the front of the property is a large monobloc driveway which gives access to the single garage at the side of the home. The garden to the rear of the home is over two levels and fully enclosed: the upper level is laid mainly to lawn with large, decked area providing an excellent space in which to relax, dine and entertain in the summer months. The lower level of the garden is fully slabbed and opens out from the kitchen area making it an ideal spot for outdoor dining.

Garage.

The garage is accessed via an up and over door from the driveway. Light and power points installed, ideal additional storage or car storage facility.









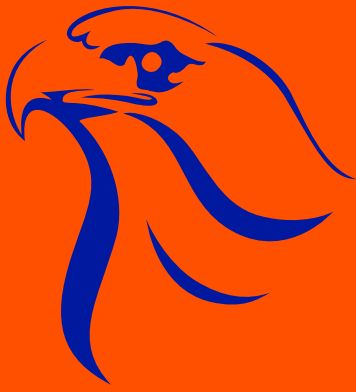


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163398)



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Council Tax Band:

E (Angus Council Feb 25).

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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