



**lindsays**

Beechwood 11 Albert Street,  
Monifieth DD5 4JS



## Description

This is a rare opportunity to purchase this substantial family home set within extensive garden grounds. Situated on an elevated site the property enjoys lovely views towards the River Tay. Albert Street is ideally located for ease of access to a number of local amenities including highly regarded schooling on both a primary and secondary level.

The property offers versatile accommodation spread over two floors. On the ground floor this comprises: hallway; bright and spacious lounge with windows on three aspects and an open fireplace; attractive dining room with bay window, sitting room with picture window looking out to rear garden; sunroom with door to a south-west facing sun terrace; lovely dining kitchen with integrated appliances and views to the side garden and south towards the Tay; utility room with walk-in larder. Upstairs there are four good-sized bedrooms, a study, and a family bathroom: the principal bedroom has an ensuite bathroom with separate shower cubicle; two of the remaining bedrooms have double aspect windows and built in wardrobes, while a fourth guest bedroom has a dressing/box room attached. Benefits include gas central heating.

Externally the property sits on an extensive plot. The long drive has room for multiple vehicles and leads to a detached double garage with workshop. The garden wraps around the property and is laid mainly in lawn with a large number of mature plantings. There is also a large vegetable plot, a greenhouse and a handy external WC.

This property can only be fully appreciated by viewing which is highly recommended.

- Hallway
- Lounge
- Sitting Room
- Dining Room
- Sunroom
- Dining Kitchen
- Four Bedrooms
- Dressing/Box room
- Study
- Utility Room & Larder
- Family Bathroom
- Ensuite & WC
- Double Garage with Workshop
- Greenhouse
- Drive
- Gardens

EPC Rating D

**OFFERS OVER £625,000  
£25,000 BELOW HR VALUE**



*"Substantial family home set within extensive garden grounds with views towards the River Tay"*





## Area

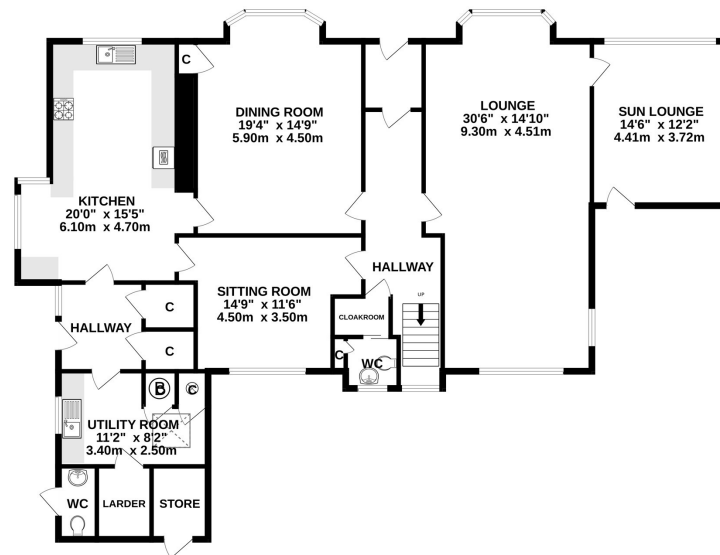
Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned 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 Monifieth Station. Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

## Viewing

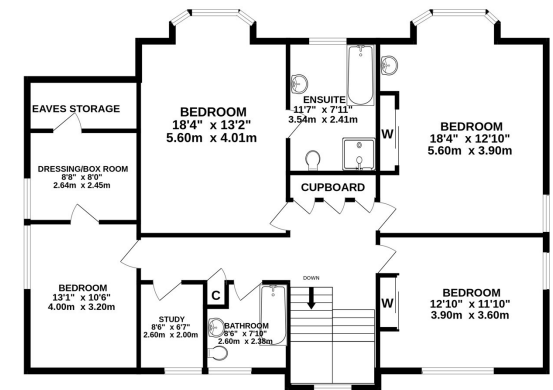
By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst 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 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.  
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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.