



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

***[www.legaleagles.tv](http://www.legaleagles.tv)***

Adderley Lodge, 8 Victoria Street, Monifieth, DD5 4HP

Detached Family Home

***Offers Over £335,000***







# Adderley Lodge, 8 Victoria Street , Monifieth, DD5 4HP

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this beautifully presented 3 bedroomed detached home.

Built around the 1900's this family home blends a sleek style of modern living with elements of traditional features throughout. Adderley Lodge is a quirky, characterful home ideally situated for ease of access to a wide range of local amenities including shops, schooling, golf links and beach front.

This stone-built property offers spacious, bright accommodation over three levels. Accommodation in full comprises of; A modern dining kitchen flooded with natural light, a generously sized lounge boasting elevated views across Monifieth, 3 bedrooms, contemporary bathroom as well as shower room and utility.







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## ***Entrance Vestibule:***

A welcoming entrance accessed via a wooden security door into a bright vestibule with decorative tiled flooring and double doors opening up into the main hallway. The tall ceilings of the main hallway bounces natural light throughout from its large feature arched window. The hallway gives access to two bedrooms, the dining kitchen and shower room. A contemporary glass balustrade staircase then leads up to the lounge and a traditional staircase leads down to a lower level bedroom, utility and luxury bathroom.

## ***Upper Level:***

### ***Lounge:***

***6.30m x 4.92m:***

Located on the top level of the home the spacious family room benefits from elevated views across Monifieth rooftops. The large south facing window provides a relaxing focal point to the room which provides enough space for lounging as well as dining.

## ***Ground Level:***

### ***Kitchen:***

***3.93m x 2.97m:***

A spacious, modern kitchen flooded with natural light from dual aspect windows. Ample storage space provided by a good range of gloss wall and floor cabinets with complimentary worktop. Appliances within the kitchen include a built in under counter oven with induction hob and extractor above. Space for dishwasher and tall fridge freezer. Kitchen peninsula provides additional storage as well as dining option.

### ***Shower Room:***

***2.98m x 1.32m:***

This sleek shower room consists of a w.c, countertop basin and walk in shower with storage provided by a tall wall cabinet and vanity unit. The high spec tiles, illuminated mirror and modern vanity unit add a luxurious touch to this space.

### ***Bedroom 1:***

***3.94m x 3.23m:***

A very spacious, generously sized double bedroom with characterful features such as ornate cornicing and ceiling rose. Ample storage space provided by built in mirrored wardrobes.

### ***Bedroom 2:***

***3.92m x 3.61m:***

Another generously sized bedroom with dual aspect windows flooding the room with natural light. This double bedroom also benefits from traditional features such as ornate cornicing and high ceilings.

## ***Lower Level***

### ***Utility:***

An excellent addition to this family home, found on the lower level which gives easy access to the rear garden via the external door within the lower hall. Space for washing machine and tumble dryer as well as housing the boiler.

### ***Bedroom 3:***

***3.87m x 2.84m:***

A very spacious bright and airy double bedroom that has recently been developed by the current owners. This bright versatile space overlooks the rear garden.

### ***Bathroom:***

***2.67m x 1.62m:***

A stylish bathroom, beautifully finished to create an ideal spot to relax in. Feature free standing bath creates a sleek but traditional look to the space with decorative floor tiles as well as modern vanity unit with illuminated mirror above and w.c.

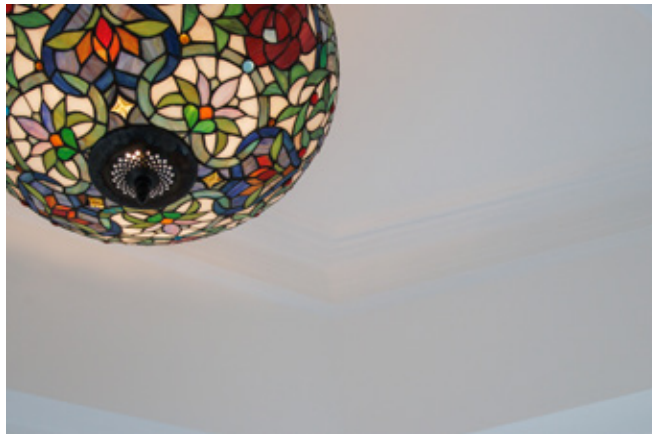
## ***Garden Area:***

The fully enclosed garden areas wrap around the home and are made up of a low maintenance entrance with stone chipped paths that lead to the rear garden. The south facing rear garden area is sectioned off and consists of a large gated drive and enclosed lawned area with decked patio making it an ideal spot to relax or dine in the warmer months.

























**Council Tax Band:**

D (Angus Council Feb 25).

**EPC Band:**

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**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](mailto: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.