



lindsays

12 Ritchie Avenue,
Monifieth DD5 4DL

"Spacious three bedroom detached bungalow in a much sought after location"

- Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Garage
- Drive
- Gardens

EPC Rating D

OFFERS OVER £275,000



Description

This is an excellent opportunity to purchase this spacious three bedroom detached bungalow in a much sought after location. Ritchie Avenue is ideally situated for ease of access to a number of amenities including shops and highly regarded schooling on a primary and secondary level. A regular commuter bus route is located close by.

The property comprises: hallway with ample storage, bright and spacious lounge which leads to the dining room with sliding patio doors leading to the rear garden. Fitted kitchen, three good sized bedrooms, two with built in wardrobes, and family bathroom. Benefits include double glazing, gas central heating and large attic. There is an opportunity to extend into the attic subject to relevant planning consents.

Externally there is a low maintenance garden to the front and a long drive leading to the detached garage which has an electric door. The rear garden is fully enclosed and a combination of monoblock paving, lawn and a selection of mature plantings.

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.

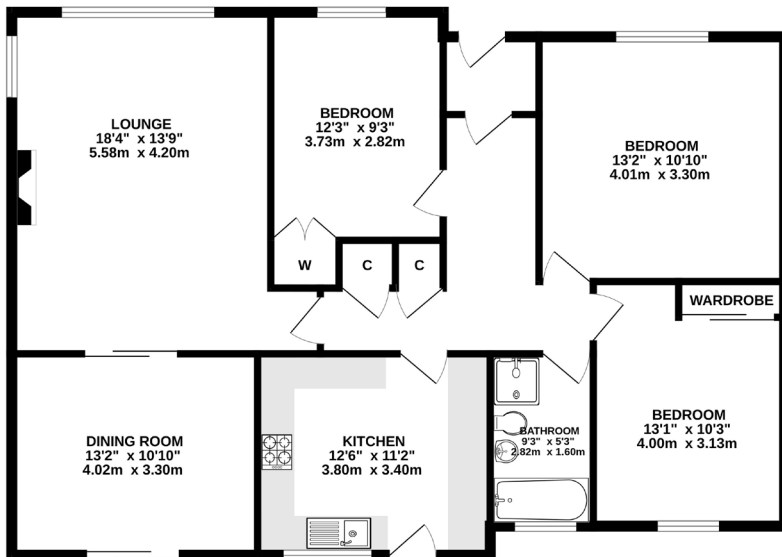
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

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



GROUND FLOOR



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. Made with Metropack iCAD05

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Prospective purchasers are requested to note formal interest here 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.