

# Connelly Yeoman

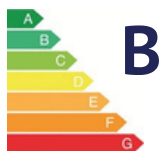


24 DIGHTY STREET, MONIFIETH, DD5 4UG

SUPERIOR DETACHED VILLA



- Set within a very desirable location close to schools and shops
- An immaculately presented family home of generous proportions
- Decorated in modern neutral colours • Gas central heating and double glazing
- A secluded rear garden with entertainment area and summerhouse



OFFERS OVER  
**£335,000**

# Property Description

Connelly Yeoman are delighted to bring to market this SUPERIOR DETACHED VILLA which must be viewed to appreciate the generous accommodation on offer. Decorated in modern neutral tones, with flexible accommodation and a family friendly garden, 24 Dighty Street, would make an ideal family home. It has four generous bedrooms, the master being ensuite, and two further bedrooms share a jack and jill shower room as well as a family bathroom. There is a large dining kitchen as well as a formal dining room. The garden is secluded and ideal for entertaining with a summer house, raise patio and areas of lawn surrounded by mature trees and an open outlook beyond. The property is very close to the A92 giving easy access to Dundee, all Angus towns and major city's further afield. The nearest primary school would be Seaview which feeds the highly rated Monifieth High School. There is a David Lloyd fitness centre, McDonalds, Dobbies Garden World and Costa Coffee within walking distance.

## ACCOMMODATION:

**HALLWAY, WC, LOUNGE, DINING KITCHEN, DINING ROOM, MASTER BEDROOM EN SUITE, 3 FURTHER BEDROOM, JACK AND JILL SHOWER ROOM, FAMILY BATHROOM**

### HALLWAY:

Entry is into a welcoming hallway with a double glazed door. There is understairs storage, a radiator and access into the WC.

### WC:

Approx. 10'7 x 4'6. A lovely WC with a side facing window providing natural ventilation and light. It has modern tiling to dado height, spotlights to the ceiling and an extractor fan.

### LOUNGE:

Approx. 12'6 x 21'4. The lounge faces towards the front of the property and has ample space for furnishings, two radiators and a glass door leading into the formal dining room.

### DINING ROOM:

Approx. 12'6 x 11'3. The formal dining area overlooks the garden to the rear of the property and has a radiator. From here and the hallway there is access into the dining kitchen.

### KITCHEN DINING:

Approx. 19'6 x 11'. The kitchen area is fitted with a range of modern and base units with a co-ordinating work surfaces which incorporates a stainless steel sink with mixer tap. There is a Zanussi electric oven, gas hob with stainless steel splash back and extractor above, integrated fridge freezer, dishwasher, and washing machine. The units have under lighting and there are spot lights to the ceiling and a rear facing window. Flowing into the dining area where there is ample space for a table and chairs. Patio doors lead out on to a raised patio area overlooking the garden. There is a large storage cupboard with light and shelving and access into the single garage.

### UPSTAIRS LANDING:

A wooden balustrade staircase leads to the upper floor with a spacious hallway which has a shelved linen cupboard and a further cupboard housing the hot water tank. Here you will find access to the loft and a radiator.



**MASTER BEDROOM:**

Approx. 12'7 x 15'9. A lovely spacious double bedroom with double shelved and hanging wardrobe with mirrored doors and a further shelved and hanging wardrobe and a vanity area with spotlight. From here access into the en-suite shower room.

**ENSUITE SHOWER ROOM:**

Approx. 8'7 x 7'  
With a side facing window, a wash hand basin and WC and a double shower cubicle housing a power shower. Finished off with modern tiling, an extractor fan and heated towel rail.

**BEDROOM 3:**

Approx. 12'6 x 11'7. A nice, bright rear facing double bedroom with ample space for furnishing and a radiator.

**BEDROOM 2:**

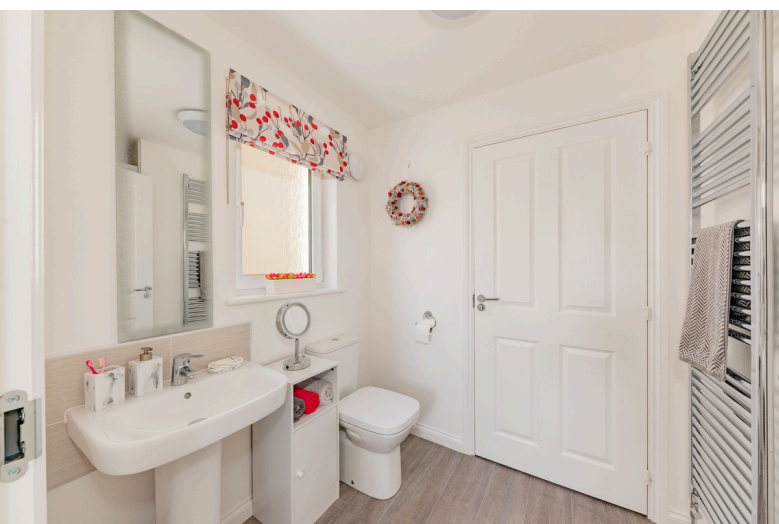
Approx. 15' x 14'9. A charming bright bedroom with two front facing windows, a shelved and hanging wardrobe and alcove with a vanity area with spotlight above and from here access into the Jack and Jill shower room.

**JACK AND JILL SHOWER ROOM:**

Approx. 7'9 x 6'7. With a side facing window offer both light and natural ventilation to the shower room which has a wash hand basin, WC, shower cubicle housing a power shower and a heated towel rail.

**BEDROOM 4:**

Approx. 10'5 x 13'10. Overlooking the rear of the property with a radiator and access into the Jack and Jill shower room.



**FAMILY BATHROOM:**

Approx. 8'10 x 9'3. The family bathroom has a vanity unit incorporating a wash hand basin and WC. There is a bath with modern tiling to the bath and vanity area, an extractor fan and heated towel rail. A window providing both light and ventilation overlooks the rear of the property.

**GARAGE:**

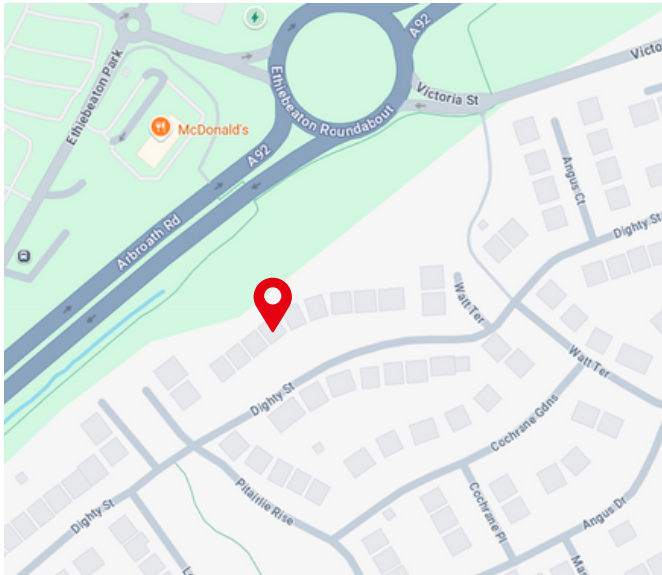
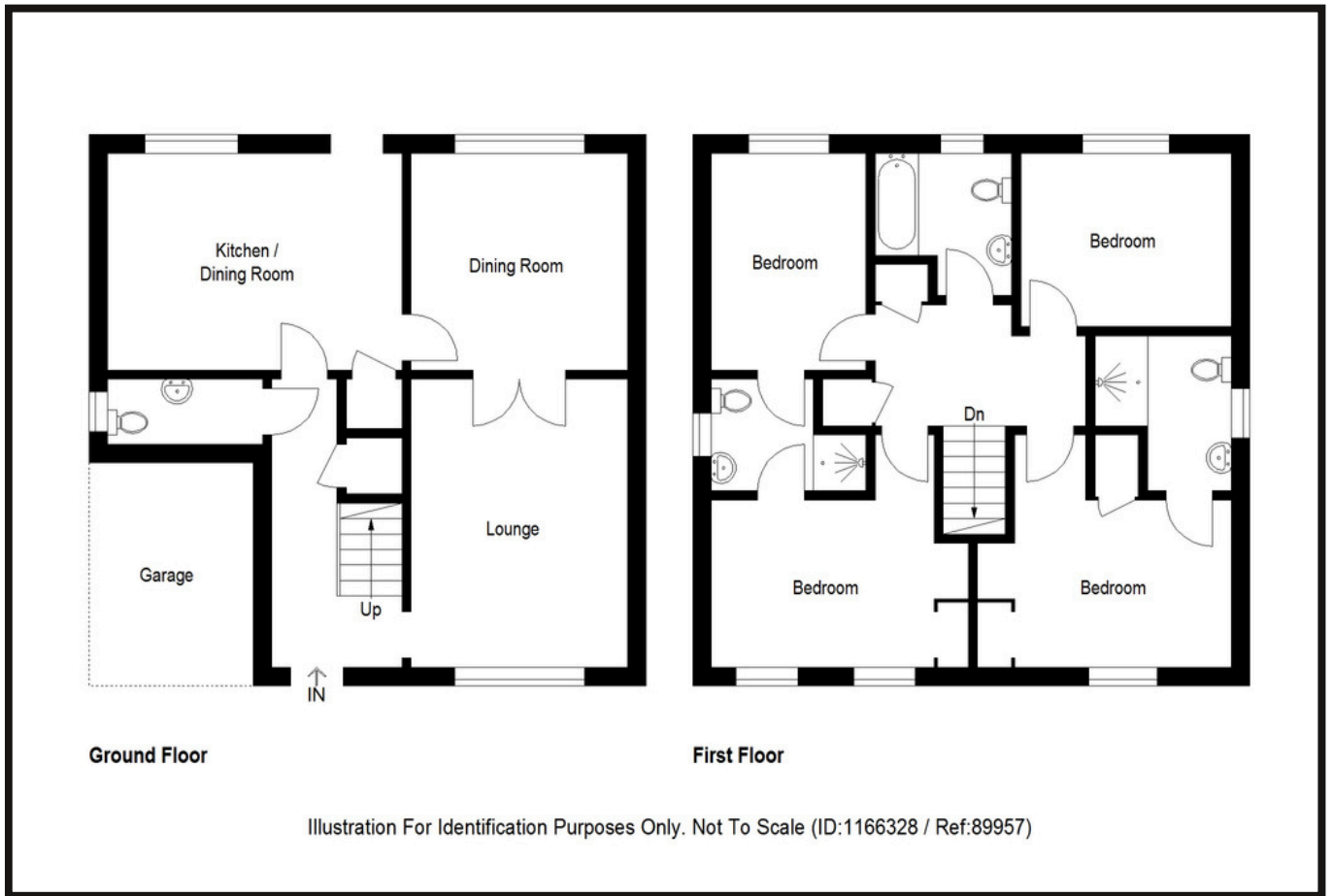
A single garage with an up and over door. A lock block driveway provides parking for two cars.

**OUTSIDE:**

There is a large raised patio, perfect for alfresco entertaining which leads to a summer house which has an adjoining secluded deck. Beyond, the garden has been mostly laid to lawn with established trees and a nice open outlook. Towards the side of the property there is a gate. A shed sits on a raised deck and a further decking area suitable for a BBQ area. There are four external power points and the garden lighting is connected to mains power.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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