



lindsays

18 Brook Street,
Monifieth, DD5 4BE

"Beautifully refurbished one bedroom main door apartment"

- Hallway
- Kitchen/Diner
- Lounge
- Bedroom
- Shower Room
- Gardens

EPC Rating D

OFFERS OVER £105,000



Description

Lindsays are delighted to bring to market this beautifully refurbished one bedroom main door/ground floor apartment in a popular location of Monifieth. Brook Street is ideally located with ease of access to all local amenities. This stunning property has been finished to high standard throughout and benefits from gas central and double glazing. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with integrated white goods.

The property is accessed through its own private front door and comprises: A welcoming hallway, bright and spacious lounge, lovely kitchen diner with ample counter worktop and cupboard space along with dining area. A generously sized double bedroom with built in wardrobes and a modern shower room with walk in shower.

Externally to the front of the property is a lovely fully enclosed private garden that is easily maintained with a chipstone seating area, patio path and artificial grass. To the rear of the property is communal garden with a private shed.

This lovely home would be suited to a variety of purchasers and early viewing is highly recommended to fully appreciate the standard of property on offer.

Area

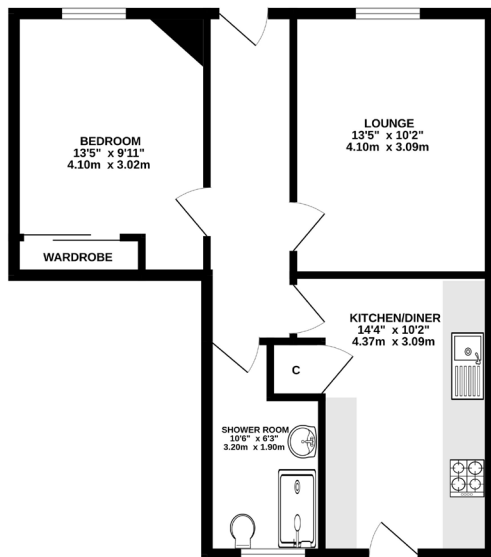
Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station is a short distance away in Broughty Ferry. Monifieth enjoys a fine coastal setting and a good range of leisure amenities including a popular golf course. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family.

Viewing

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



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards and any other items are approximate and no responsibility is taken for any errors or omissions. It is also to be noted that fixtures, fittings and materials shown do not constitute any guarantee as to their operability or reference can be given. Made with Metronix 02125

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.