

Connelly Yeoman



55 BROOMHILL DRIVE, MONIFIETH, DD5 4TB

TERRACED VILLA



Key Features

- Immaculately presented Terraced Villa close to Monifieth town centre.
 - Gas Central Heating and Double Glazing.
 - Easy to maintain gardens to both front and rear.



OFFERS OVER

£160,000

Property Description

Connolly Yeoman are pleased to bring to the market this well presented two bedroom TERRACED VILLA situated on a main bus route and a short distance from Monifieth town centre. The Angus town of Monifieth has a variety of national and independent retailers, pubs and restaurants and excellent schools both secondary and primary. It also boasts a links golf course and stunning beaches. The home has been well maintained and immaculately presented with a lounge, kitchen, two double bedrooms and a shower room. The garden to the front is paved for ease of maintenance. The rear garden is fully enclosed and has a sunny deck and steps down to a secluded garden with area of Astro turf and a shed.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS AND A SHOWER ROOM

ENTRANCE HALLWAY:

Entry is via a double glazed door with a glass side window making the hallway bright and welcoming. Here there is a large under stairs storage cupboard, wood effect flooring, a modern radiator and spotlights to the ceiling.

LOUNGE:

Approx. 15'4 x 15'8. A bright and spacious lounge with floor to ceiling picture window overlooking the front of the property. There is ample room for furnishings with a modern vertical radiator, wood effect flooring and access into the kitchen.

KITCHEN:

Approx. 15' x 11'2. Fitted with a range of modern base and wall mounted units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap, stainless steel electric oven, combination microwave oven, a ceramic hob with stainless steel splash back and extractor hood above. There is space for a slim line dishwasher, plumb space for an automatic washing machine and space for an American style fridge freezer. With spotlights to the ceiling, a rear facing window and a door leading out into the rear garden.

SHOWER ROOM:

Approx. 7'6 X 10'10. A beautifully presented modern shower room fitted with a vanity unit incorporating the WC and wash hand basin. A glass shower enclosure houses a power shower with hand held and deluge attachment. Finished with modern tiling to the walls and floor, a heated towel rail, spotlights, extractor fan and a window providing natural light and ventilation.



UPPER HALLWAY:

The staircase leads to the upper hallway where there is an access hatch leading to a partially floored loft. There is a large cupboard housing the gas central heating boiler with sliding doors and a second large walk in storage cupboard.

BEDROOM 1:

Approx. 15'3 x 11'5. A good sized double bedroom facing towards the front of the property with ample room for furnishings and a radiator.

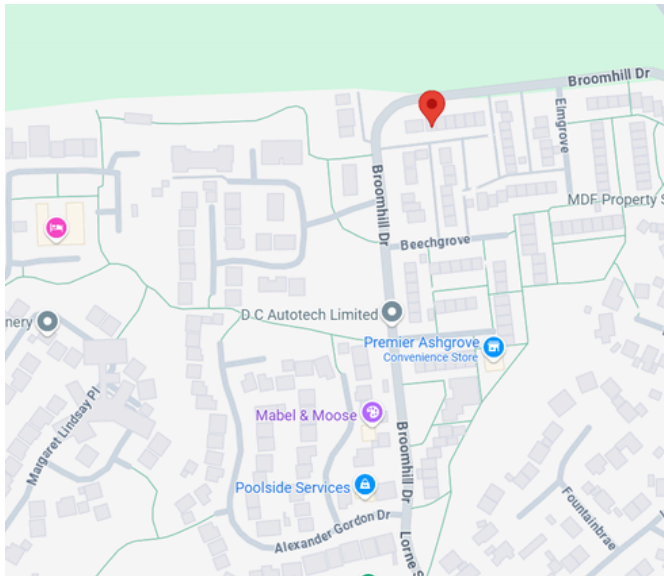
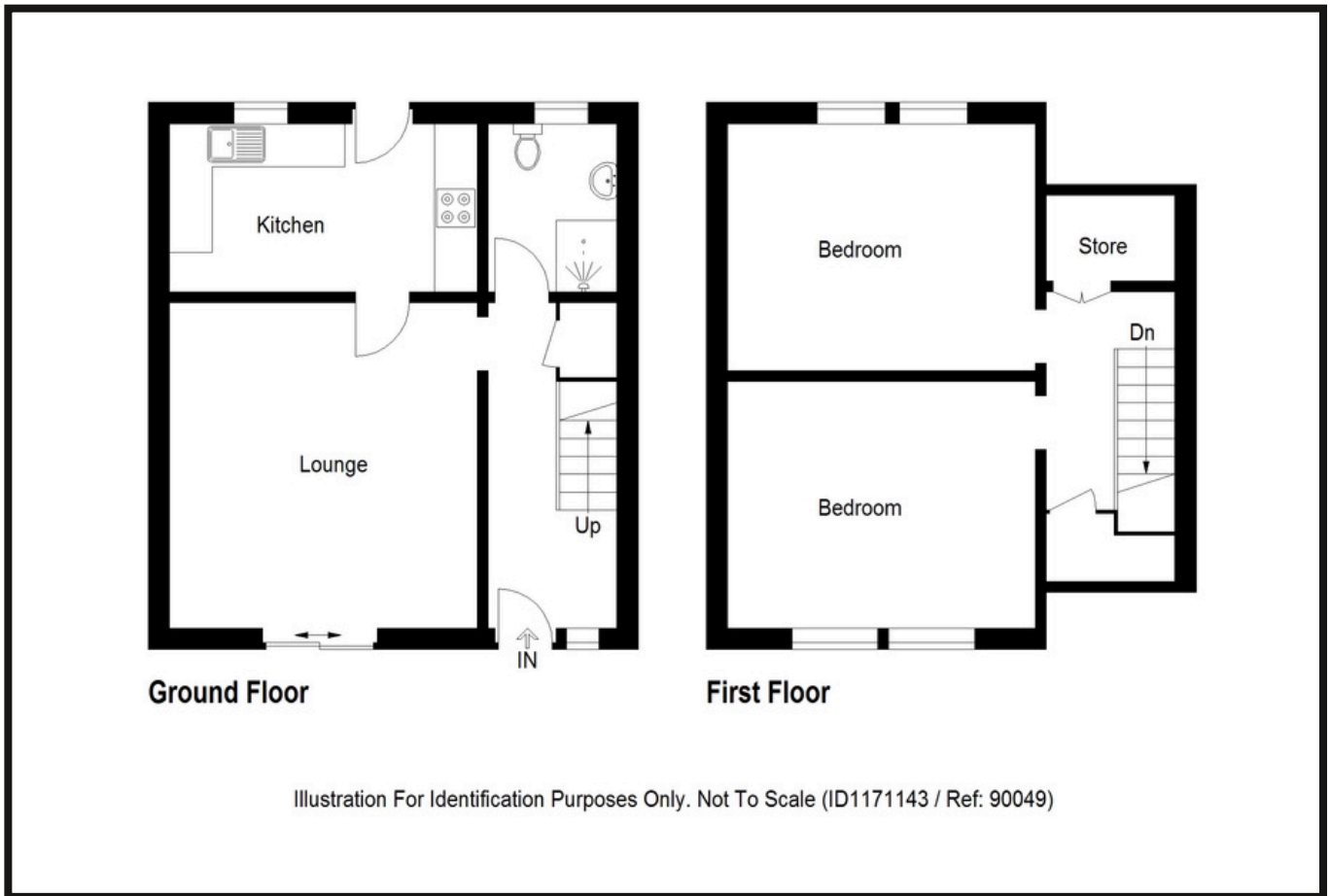
BEDROOM 2:

Approx. 15'3 x 11'5. A second good sized bedroom facing to the rear of the property.

GARDEN: A low maintenance garden to both front and rear with a sunny patio leading from the kitchen door, an area of Astro turf and a wooden shed.



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.

**Connelly
Yeoman**

tspc

Connect with us

