

# Connelly Yeoman



12 AFFLECK GARDENS, MONIKIE, DD5 3QQ

DETACHED BUNGALOW



- Set within the very desirable rural village of Monikie
  - A well laid out family home
- Electric Heating, Double Glazing and ample storage
- Secure gated Driveway and rear garden with well established borders and trees



OFFERS OVER  
**£210,000**

# Property Description

This DETACHED BUNGALOW must be viewed to appreciate the bright spacious accommodation on offer. Set in the sought after village of Monikie which is situated only a few miles from the City of Dundee, the picturesque seaside areas of Broughty Ferry, Monifieth and Carnoustie are a short drive away and offer excellent leisure facilities and excellent rail and road links. Local services in Monikie include a popular nursery and Primary school as well as Monikie Country Park boasting reservoirs hosting a multitude of water sports, beautiful nature trails and angling. This lovely family home offers spacious rooms and has the advantage of a gated driveway with ample parking which leads to the garage with electric remote control door, and rear workshop area. Heated by an Electric system and backed up with double glazing. There is a spacious lounge with feature wall and open fire leading into the dining area, a dining kitchen with access to the rear garden, three good sized double bedrooms all with storage a shower room and family bathroom. Surrounding the property there are mature secluded gardens with established shrubs and trees, a lawn area and a greenhouse.

## ACCOMMODATION:

**VESTIBULE, HALLWAY, LOUNGE/DINER, KITCHEN/DINING, THREE BEDROOMS, SHOWER ROOM, BATHROOM, GARAGE AND WORKSHOP**

## ENTRANCE/HALLWAY:

Entry via a double glazed door into a vestibule with a glass panelled door leading into the hallway. Three storage cupboards, one shelved and hanging cloaks cupboard housing the fuse board, a further shelved storage cupboard and large shelved airing cupboard. access into a partly floored loft, modern electric heater. Wood effect laminate flooring and wall lights.

## LOUNGE/DINING ROOM:

Approx. 22'4 x 15'4. Lovely large front facing window overlooking the garden and a second side window. Feature stone wall incorporating an open fire, two heaters and down lights. An archway leads into the dining area. Approx. 11'10 x 15'4. With parquet flooring and a panel heater.

## DINING KITCHEN:

Approx. 13'9 x 16'10. The kitchen area is fitted with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. Electric oven, hob with extractor hood, plumbed, and included, is a washing machine, under counter space for a fridge or a freezer and space for an upright fridge/freezer. Parador ceiling with down lights, an area for dining and door leading into the rear garden.

## SHOWER ROOM:

Approx. 4' x 11'10. Rear facing window with coloured WC, wash hand basin with tiling. Shower enclosure housing a power shower finished in Wet Wall with bathroom fittings and electric radiator.



**BEDROOM 1:**

Approx. 14'5 x 13'2. Front facing with a range of fitted furniture with shelved and hanging space, bedside cabinets, drawers and overhead storage. This room has ample space for further furnishings and is heated by an electric heater.

**BEDROOM 2:**

Approx. 14'10 x 12'4. Rear facing, this room has a double shelved and hanging wardrobe with sliding doors and overhead storage. Wood effect flooring and electric heater.

**BEDROOM 3:**

Approx. 8'10 x 13'. This front facing room has shelved and hanging wardrobe space.

**FAMILY BATHROOM:**

Approx. 7'10 x 11'8. With coloured bath, wash hand basin and WC, tiling and Pine lined ceiling, rear facing window for natural light and ventilation and heater.

**GARAGE AND WORKSHOP:**

Approx. 13'6 x 20'6. spacious garage with up and over electric remote control door, adjoining the rear of the garage is a workshop which is Approx. 13'6 x 10'6.

**GARDENS:**

An established garden to the rear accessible from both sides of the property via secured gates. With shrubs, trees and a lawn area, beyond a stone chipped area suitable for a summer house and a greenhouse, which is to be included. The front of the property has a gated driveway leading to the garage with ample parking and is mainly laid out in lawn and bordered by established shrubs. A stone chipped pathway leads to the house.



# Property Professionals

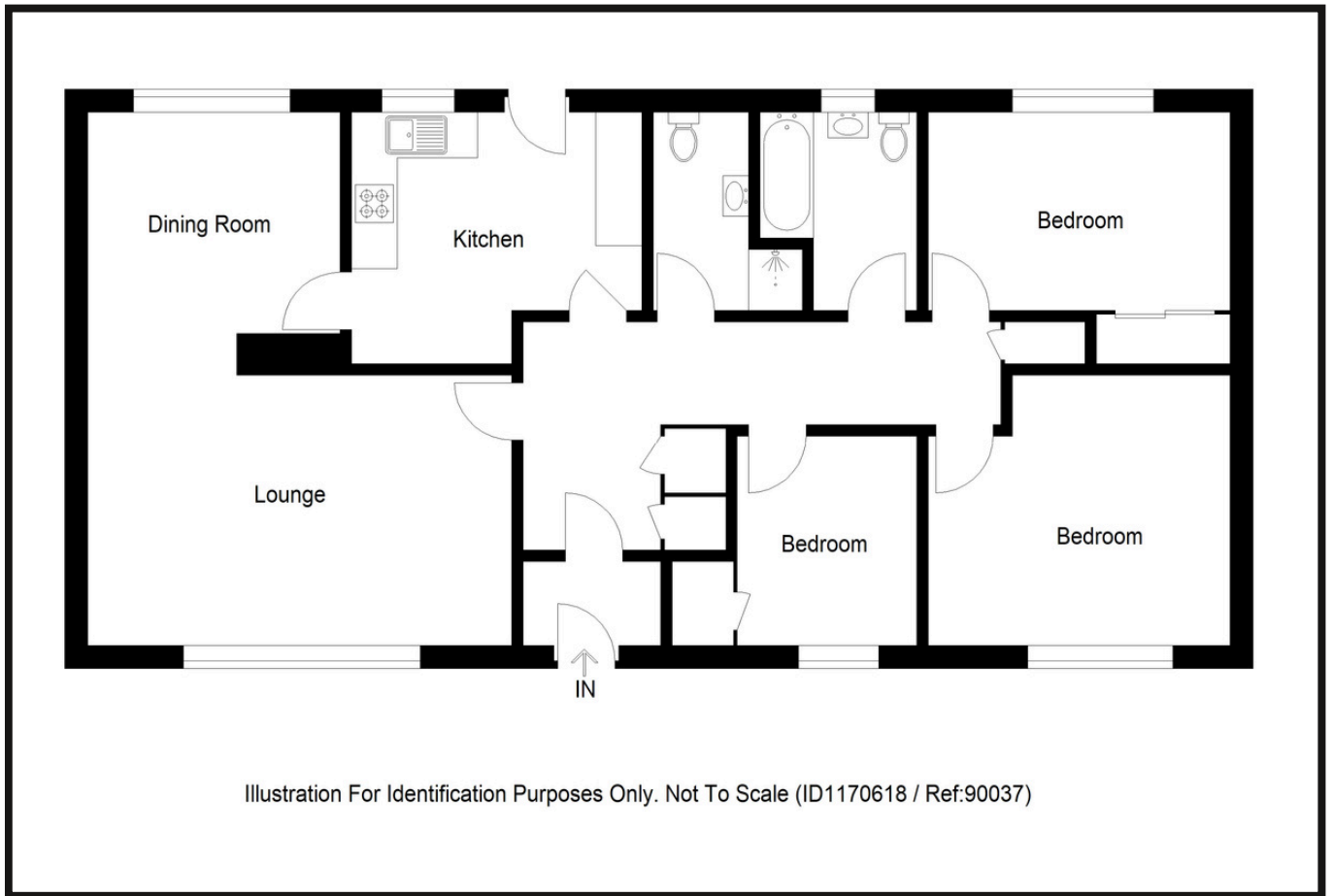
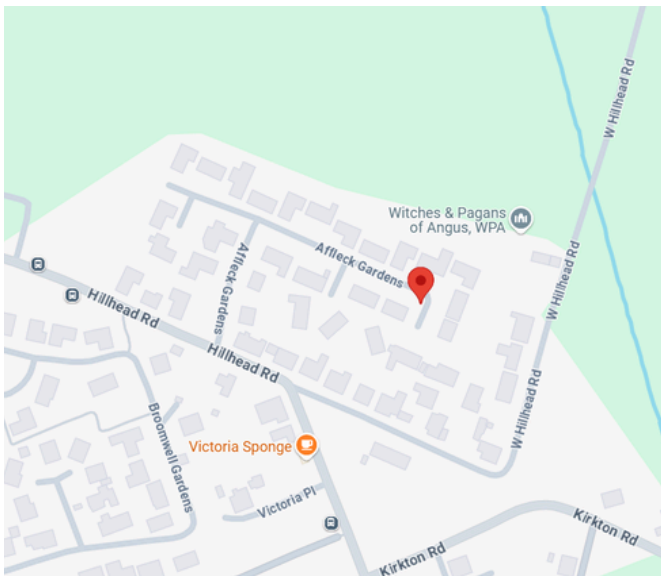


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