



lindsays

1 Colin Gibson Drive,
Monifieth, DD5 4HA

"A five bedroom executive detached villa situated in a desirable location"

- Hallway
- Cloakroom/WC
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Primary Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Double Garage
- Gardens

EPC Rating B

OFFERS OVER £395,000



Description

Lindsays are delighted to bring to market this spacious detached executive villa which is located in a very desirable and popular area of Monifieth. Colin Gibson Drive is ideally situated with ease of access to local amenities such as schools, shops and public transport. This lovely family home offers versatile accommodation over two levels and benefits from gas central heating, double glazing and solar panels. Included in the sale are floorcoverings, light fittings and blinds where fitted.

The accommodation on the ground floor comprises; hallway with cloakroom/WC and storage under the stairs. Contemporary lounge with beautiful log burning stove and leads to the dining room with patio doors leading to the rear garden. A bright fitted kitchen and breakfast room along with useful utility room that provides internal access to the garage. Upstairs is the modern primary bedroom with excellent storage and shower room ensuite, a guest bedroom with built in wardrobes and shower room ensuite. Two further double bedrooms both with built in wardrobes and a fifth bedroom that has great storage and currently being utilised as an office. Finishing off the upstairs is the family bathroom with separate shower and bath.

Externally to the front of the property is the driveway providing parking for multiple vehicles also benefitting from an EV charger and leads to the double garage with electric doors. The garden to the front of the property is mainly laid in lawn. The main garden with exterior power supply throughout is to the rear of the property, this is a large well maintained fully enclosed large area. Mainly laid in lawn with a lovely patio and seating area. A large shed, garden kitchen and high standard insulated garden room included in the sale, making this a fantastic space for entertaining and enjoying year round.

This is an excellent family home which can only be fully appreciated by viewing.

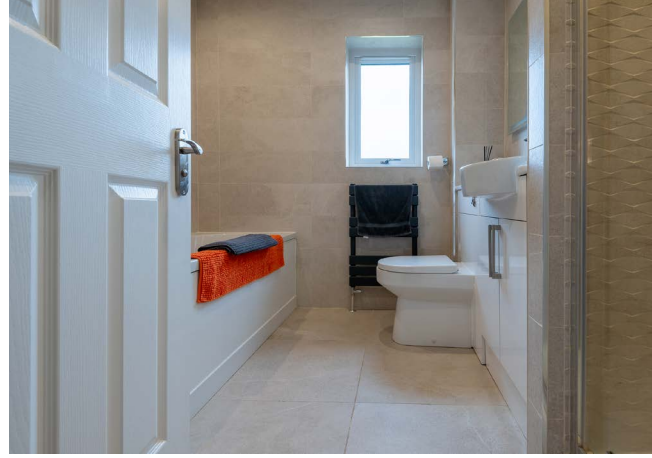
Area

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.

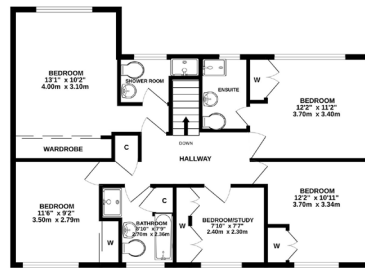
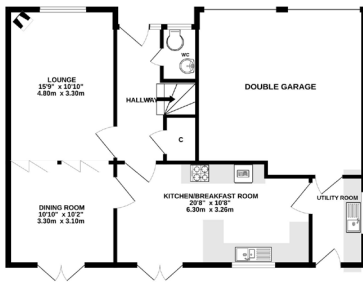
Viewing

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



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee is given to their condition or efficiency on the date shown.
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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.