



lindsays

Flat 4A Wellbank Place,
Monifieth, DD5 4BJ

"A delightful ground floor flat in move-in condition in central Monifieth"

- Hallway
- Lounge
- Kitchen with Utility Area
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Rear Garden

EPC Rating D

OFFERS OVER £105,000



Description

This delightful ground floor flat is ideally located within central Monifieth just a few minutes' walk from local shops and amenities and the sea front. This ideal 1st time buyer or retirement property is in move in condition throughout and practical benefits include double glazing, gas central heating and security entry system. Included in the sale are all fitted floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed.

The hallway provides access to all of the accommodation which comprises, lounge with feature fireplace with electric fire, kitchen with integrated hob, oven, extractor hood and fridge. A useful utility area at the bottom of the kitchen has plumbing for a washing machine and space for a tumble dryer. There is a double and single bedroom and a recently replaced shower room with wet-wall panelling. Outside to the rear there is a good-sized shared garden with an area fenced off which is used exclusively by the owners of 4A. There is also a private storage cellar in the common close.

This lovely home is ideal for a variety of buyers, and we strongly recommend viewing to fully appreciate the high standard of accommodation on offer.

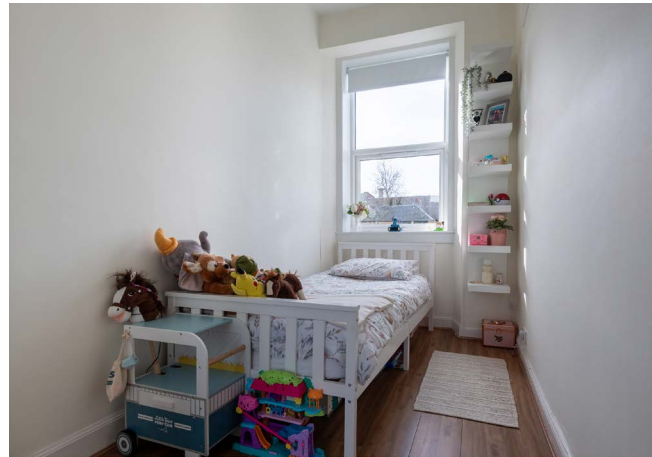
Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Balmossie Station.

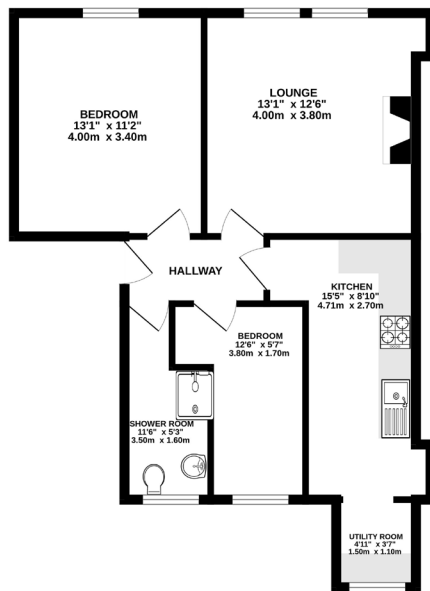
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

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



GROUND FLOOR



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.