



**lindsays**

**1B Brook Street**  
Monifieth, DD5 4BD

*"A spacious one bedroom ground floor flat in the heart of Monifieth"*

- Hallway
- Open Plan Kitchen/Dining/Living
- Double Bedroom
- Shower Room
- Electric Heating
- Store in Close
- Shared Drying Green
- Private Front Garden

EPC Rating D

**FIXED PRICE £79,000**





## Description

Located within a few minutes of the centre of Monifieth with its individual shops and amenities this spacious ground floor flat is ideally located and will appeal to a variety of buyers. The property requires a degree of updating and a buyer may wish to remodel the living space and this has been reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds where fitted.

The accommodation is entered via a well maintained mutual close and comprises an open plan living/dining/kitchen space, double bedroom and a shower room. There is a coal cellar pertaining to this property in the close.

At the front of the property lies a small area of private garden. The main garden at the rear is shared. Ample parking is available on street close by.

This ideally located flat must be viewed to fully appreciate what is on offer.

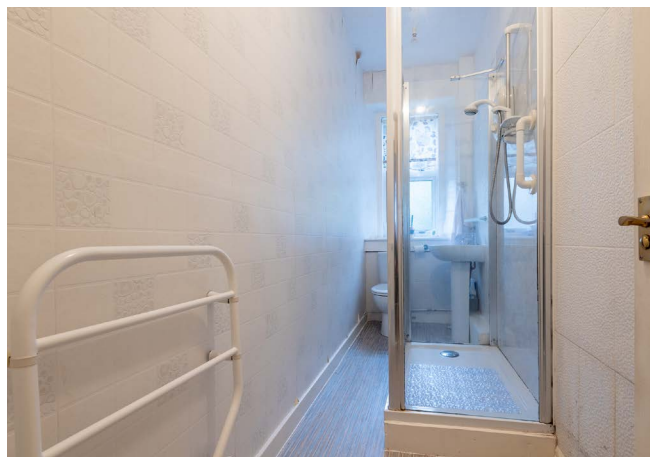
## Area

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.

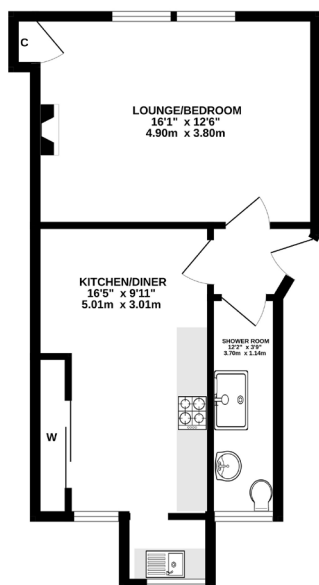
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 12/23

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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.