



lindsays

**4 Ashgrove,
Monifieth DD5 4TD**

*"Beautifully presented terraced villa in
a popular residential area"*

- Hallway
- Lounge
- Dining Kitchen
- Two Double Bedrooms
- Box Room/Study
- Shower Room
- Gardens
- Residents Parking

EPC Rating Band C

OFFERS OVER £160,000



Description

Lindsays are delighted to offer to the market this beautifully presented terraced villa in a popular residential area. Ashgrove is a small cul de sac and is ideally situated for ease of access to a number of amenities including highly regarded schooling on a primary and secondary level.

The property is offered to the market in move in condition and comprises: Hallway with large store, bright and spacious lounge and dining kitchen with integrated appliances. Upstairs there are two good sized double bedrooms, box room/study and shower room. Benefits include double glazing, gas central heating and partially floored attic space. Included in the sale will be all floor and window coverings along with the light fittings.

Externally the front garden is laid with artificial lawn for ease of maintenance and there is ample residents parking. The rear garden is fully enclosed and is fully paved.

This property will appeal to a number of buyers and early viewing is highly recommended.

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.

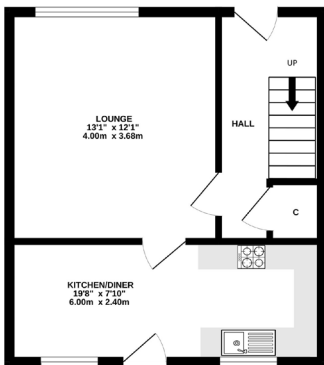
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

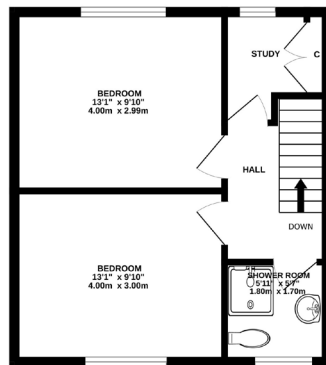
By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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.