



**lindsays**

11 Ashludie Hospital Drive,  
Monifieth DD5 4RB

*"Beautifully presented five bedroom detached villa in a much sought after location"*

- Reception Hall
- Lounge
- Dining Room
- Kitchen/Dining/Family Room
- Utility Room
- Study
- Five Bedrooms
- Family Bathroom
- Two Ensuites & WC
- Garage & Gardens

EPC Rating B

**OFFERS OVER £425,000**



## Description

Lindsays are delighted to offer to the market this immaculate five-bedroom villa (Chichester by Miller Homes) in a much sought after location. Ashludie Hospital Drive is ideally situated for ease of access to a number of local amenities including shops, regular commuter bus route and highly regarded schooling at both primary and secondary level.

The property is offered to the market in show home condition, having been exceptionally well maintained and upgraded by the present owners. The spacious accommodation is over two levels and comprises a reception hall with wc/cloakroom; bright, spacious lounge with bioethanol stove; dining room with doors to the garden; kitchen/dining/family room with newly installed units with integrated induction hob, oven, microwave, warming drawer, fridge, freezer, Quooker hot water boiling tap, and wine cooler. There is a large breakfast bar and ample space for a sofa. Doors open out to the rear garden from here. The study is a delightful, spacious room with bay window to the front. Upstairs the master bedroom has a built-in wardrobe, dressing area and ensuite shower room. There are four further bedrooms, one of which also benefits from an en-suite shower room, and the family bathroom. The property nestles in a very private corner plot with gardens to the rear laid with lawn and borders with a timber deck perfect for alfresco entertaining along with a summerhouse. There is also a hot tub, which may be available by separate negotiation. The front garden is also laid with lawn with a monobloc driveway providing off-street parking leading to the double garage. Benefits include double glazing and gas central heating. Items included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed and the summerhouse.

This property will appeal to the more discerning of buyers seeking a large family home finished to a very high standard throughout, and as a result early internal viewing is highly recommended to appreciate.

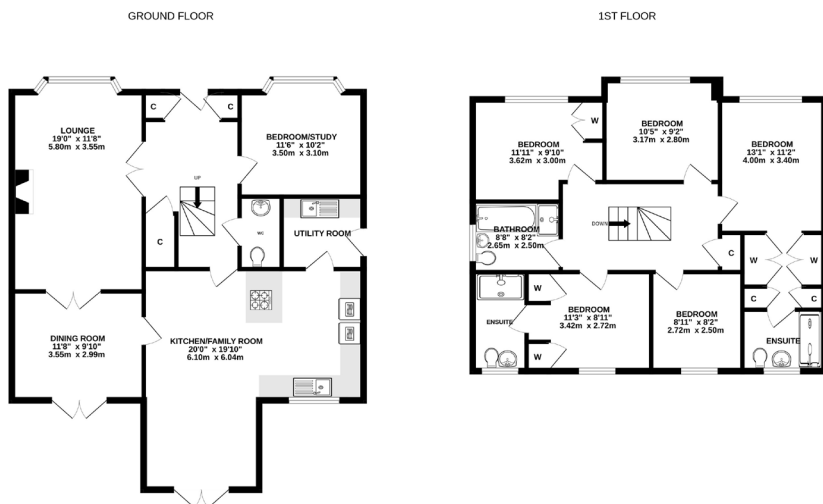
## Area

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](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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 Hesign 12/2015

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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.