



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



3 Bedroomed Detached Villa
10 Grangehill Drive, Monifieth, DD5 4RH

Offers Over £270,000

www.legaleagles.tv

DD5 ESTATE AGENTS

3 Bedroomed Detached Villa

10 Grangehill Drive, Monifieth, DD5 4RH

Situated within the popular coastal town of Monifieth, this beautifully presented detached villa offers spacious, modern living with generously sized bedrooms and ample built in storage throughout.

Ideal for growing families this home features generous living space flooded with natural light. Accommodation in full comprises of: an entrance hallway giving access to a south facing lounge with large double windows and feature fire surround, a versatile dining room with patio doors leading out in the secluded rear garden, modern kitchen with utility porch and completing the lower level is a W.C. Carpeted staircase leads to the upper level giving access to the 3 generously sized bedrooms and a family bathroom. Number 10 also benefits from a secluded, low maintenance garden, large monobloc driveway which leads to a detached garage, solar panels and E.V charger.

This highly sought after, family friendly area is close to all local amenities and has close access to schools, shops, transport links, fitness centre, beach and golf courses. The property has been well maintained throughout and benefits from double glazing and gas central heating.

Entrance Hall:

The bright and welcoming entrance hall is accessed through a white upvc glazed security door and benefits from built in storage. The hallway gives access to the lounge, dining room, kitchen, w.c and upper floor which is accessed via a carpeted staircase.

Lounge: 6.07m x 3.36m:

A well-proportioned room which enjoys the feeling of space and lightness through the large windows overlooking the front garden of the property. A feature fire surround with electric fire provides a focal point to the room making it a cosy and comfortable spot to relax.

Dining Room: 3.20m x 2.87m:

This versatile room opens up into the rear garden through patio doors which flood this space with natural light. Leading out onto a patio area making this an ideal spot for entertaining and enjoying within the warmer months.

Kitchen: 2.87m x 2.68m:

A bright kitchen with ample storage space provided by a good range of white floor and wall storage units with complimentary worktop and modern splash back. Large windows and glazed security door overlook the rear garden and lead out into a utility porch. Kitchen appliances consist of a double oven with electric hob and space for washing machine and dishwasher.

Utility: 3.43m x 1.69m:

An excellent addition to this family home, giving panoramic views of the garden. The utility room gives access to the rear garden and provides space for a tall fridge freezer and tumble dryer as well as cabinets and worktop matching the kitchen.

W.C: 1.74m x 0.99m

A great addition to the lower level family space. Fully tiled and consisting of a w.c and basin.

Upper Floor:

Bedroom 1: 4.54m x 2.71m:

Very spacious double bedroom with large window overlooking the front of the property with built-in wardrobes and over bed storage.

Bedroom 2: 3.44m x 3.26m:

Another very spacious double bedroom with built in wardrobe and window overlooking the front of the home.

Bedroom 3: 4m x 2.91m:

A bright double bedroom with two built in wardrobes and window overlooking the rear garden.

Bathroom: 2.89m x 1.92m:

A generously sized, fully tiled family bathroom comprising of a bath with overhead shower within, wash hand basin and w.c.

Garden:

To the front of the property is an extensive monobloc driveway that leads to an external garage to the side of the home which benefits from an EV charger. The garden areas to the front and rear of the home are both easily maintained; laid mainly with astro turf keeping it a low maintenance space with borders of mature shrubs and bushes. The rear garden also benefits from a patio area providing an excellent space in which to relax in the summer months.

Garage:

Detached garage accessed by an up and over door. Ideal for additional storage space.









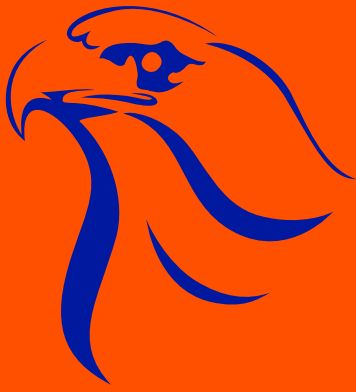


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181642)



Alan E Masterton

SOLICITORS & ESTATE AGENT

Council Tax Band:

E (Angus Council March 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

12-14 Maule Street,
Monifieth, Angus
DD5 4JN

t. 01382 539 313
f. 0845 643 1609
e. viewingstobook@legaleagles.tv
w. legaleagles.tv
www.tspc.co.uk

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

www.legaleagles.tv

"WHEN RESULTS MATTER"

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH