

Connelly Yeoman

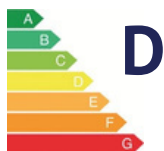


32 LORNE CRESCENT, MONIFIETH, DD5 4DZ

SEMI DETACHED VILLA



- Set within a very popular location
- An immaculately presented family home of generous proportions
 - Decorated in modern neutral colours
- Garden with entertainment area and Wooden Cabin



OFFERS OVER
£200,000

Property Description

This modern SEMI DETACHED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within a popular location, close to local amenities and services, this well presented family home offers spacious rooms and has the advantage of a driveway leading to a garage. Decorated in modern neutral tones with a gas central heating system and double glazing, On the ground floor there is a spacious lounge, kitchen, bathroom and a bedroom with fireplace that could be used as a second lounge. On the upper floor there are a further two bedrooms with ample storage. With front garden laid out in lawn, rear garden with sunny deck area suitable for a hot tub, steps to a lawn and Wood Cabin which could be used for leisure or work purposes and a wooden shed. Monifieth is served by various amenities, including a variety of local and national shops and cafes, primary and secondary schools and you are minutes from the A92 which gives an easy commute to Dundee and all local Angus towns.

ACCOMMODATION: LOUNGE, KITCHEN, BATHROOM, 3 BEDROOMS ONE OF WHICH COULD BE A SECOND LOUNGE, ADAPTABLE OUTDOOR WOOD CABIN

HALLWAY:

Access through a double glazed door into a spacious hallway where the wooden staircase leads to the upper floor. Under stairs storage area and shelved and hanging cloaks cupboard, radiator and front facing window.

LOUNGE:

Approx. 13'3 x 20'3. This room has side and rear windows, wood effect flooring, a radiator and access into the kitchen.

BATHROOM:

Approx. 7'2 x 9'2. This modern bathroom is tiled to the walls and floor and comprises a floating sink, WC and bath with over the bath shower with hand held and deluge attachments. Heated towel rail and bathroom fittings, extractor fan and spot lights to the ceiling. A side facing window gives natural light and ventilation.

KITCHEN:

Approx. 18'3 x 10'6. A rear facing room with access into the garden. Fitted with base and wall units, work surfaces incorporating stainless steel sink with a mixer tap, electric oven and grill, 5 burner stainless steel gas hob with extractor hood, integrated dishwasher, space for a fridge freezer and a washing machine. Radiator, spot lights to the ceiling and a large walk in storage cupboard.

MASTER BEDROOM:

Approx. 14'8 x 19'5. This lovely ground floor large room currently used as a bedroom or a lounge and comprises feature fireplace which has a marble hearth and wooden surround with gas fire, wood effect flooring and spot lights to the ceiling and a radiator.



UPPER HALLWAY:

Large storage cupboard with shelves and hanging space, access hatch into the loft.

BEDROOM 2:

Approx. 14'2 x 17'7. A spacious front facing bedroom with storage cupboard into the eaves. Double shelved and hanging wardrobe with sliding mirrored doors. Lovely view over the rooftops to the East coast and beyond.

BEDROOM 3:

Approx. 11'3 x 13'. Facing the side this room has ample storage with double shelved and hanging wardrobe and access into the eaves for additional storage. Radiator.

GARDENS/WOOD CABIN/GARAGE

The front garden is laid out in lawn with a path to the front door and off street parking leads to a garage with up and over door, power and light. To the rear there is a raised deck area with power suitable for a hot tub, a patio area with steps up to a lawned garden, a Wood Cabin measuring Approx. 20' x 12'10. which has two front facing windows looking into the garden and a side window, with power and light which could be used as a bar or work area and a wooden shed.

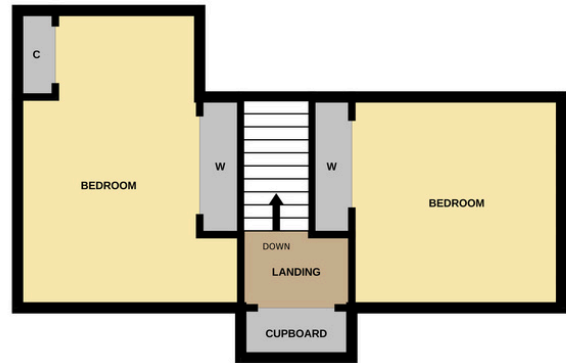


Property Professionals

GROUND FLOOR
62.0 sq.m. approx.

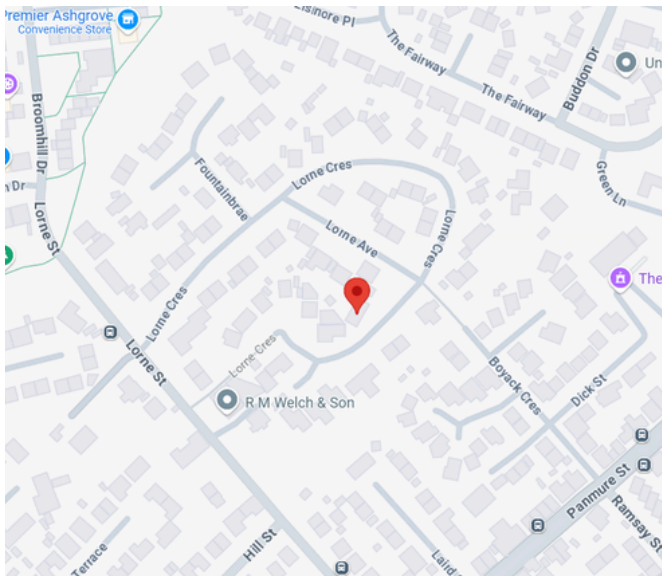


1ST FLOOR
31.0 sq.m. approx.



TOTAL FLOOR AREA: 93.0 sq.m. approx.

Whilst 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.
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**Connelly
Yeoman**

tspc

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