



lindsays

67 Margaret Lindsay Place,
Monifieth, DD5 4RD

"A spacious four bedroom family home in a desirable location"

- Hallway
- Cloakroom/WC
- Lounge
- Kitchen/Diner
- Primary Bedroom with Ensuite
- Two Double bedrooms with Jack & Jill Ensuite
- Further Fourth Bedroom
- Family Bathroom
- Driveway & Garage
- Gardens

EPC Rating B

OFFERS OVER £345,000



Description

Lindsays are delighted to bring to market this spacious four bedroom detached family home which is located in a very desirable and popular area of Monifieth. Margaret Lindsay Place is ideally situated with ease of access to local amenities such as schools, shops and public transport. This lovely family home offers versatile accommodation over two levels and benefits from gas central heating, double glazing and fully floored attic. Included in the sale are floorcoverings, light fittings and blinds where fitted along with white goods.

The accommodation is in move in condition throughout and the ground floor comprises; Hallway with cloakroom/WC and useful storage. Lounge with bay window allowing lots of natural light and leads to the bright fitted kitchen/Diner with ample counter, cupboard and dining space with patio doors leading to the rear garden. Upstairs is the primary bedroom with excellent storage and shower room ensuite, two double bedrooms both with built in storage and benefitting from a jack & jill shower room ensuite along with a further fourth double bedroom and a modern three piece bathroom.

Externally to the front of the property is the monobloc driveway leading to the garage along with a small lawn garden area. To the rear of the property is the main garden this is a well maintained fully enclosed area mainly laid in lawn with a patio seating area.

This is an excellent family home which can only be fully appreciated by viewing.

Area

Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station is a short distance away.

Monifieth enjoys a fine coastal setting and a good range of leisure amenities including a popular golf course. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family.

Viewing

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 Metropen ©2020

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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.