

# Connelly Yeoman



**FLAT 44, HOMETAY HOUSE, 2 HIGH STREET,  
MONIFIETH, DD5 4BN**

**TOP FLOOR APARTMENT**



## Key Features

- Spacious top floor flat in central Monifieth location.
- Electric Storage Heating and recently installed Double Glazing.
- On site complex manager, lift, residents lounge, laundry, guest facilities, communal gardens and residents parking.



OFFERS OVER

**£105,000**



# Property Description

This recently upgraded and refreshed, bright and airy one bedroom TOP FLOOR APARTMENT is ideally situated on the bustling Monifieth High Street, close to all the amenities that the Angus coastal town has to offer. With a bus stop directly outside, other towns and villages are easily accessible using public transport. This spacious apartment has a lovely aspect with view out over the high street. It has been recently updated with new double glazing throughout, new carpeting, a modern fitted kitchen and well appointed shower room. Set within well-kept garden grounds with off street residents and visitor parking, this popular development benefits from a warden (non-resident) and communal facilities comprising lift service, a lounge with social activities, a laundry and guest accommodation.

## ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, BEDROOM AND SHOWER ROOM.

## ENTRANCE HALLWAY:

With a storage heater and hatch leading into the loft.

## LOUNGE:

Approx. 12'6 x 21'8. The spacious and bright lounge looks out across Monifieth High Street and has a modern storage heater, wall lights and an arch leading into the kitchen. There is a large walk-in storage cupboard, with light.

## KITCHEN:

Approx. 9'3 x 6'10. The kitchen has a range of modern base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap, an electric oven and hob with a stainless steel extractor hood above. There is space for a fridge freezer. A side facing window gives pleasant views along Monifieth High Street.





**BEDROOM:**

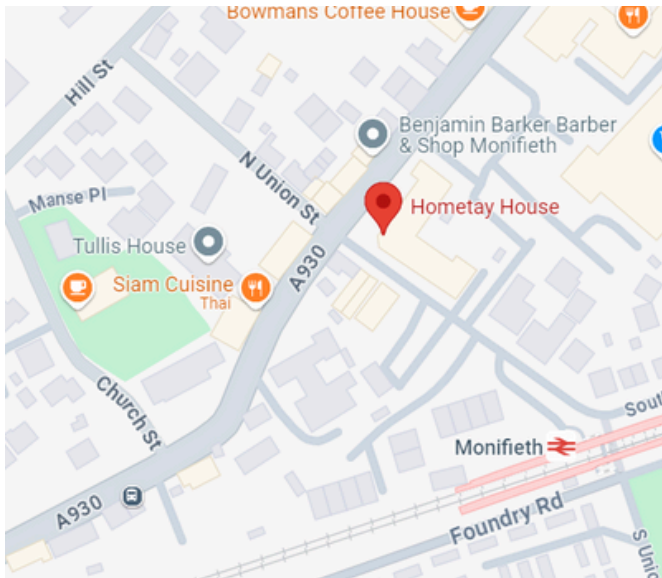
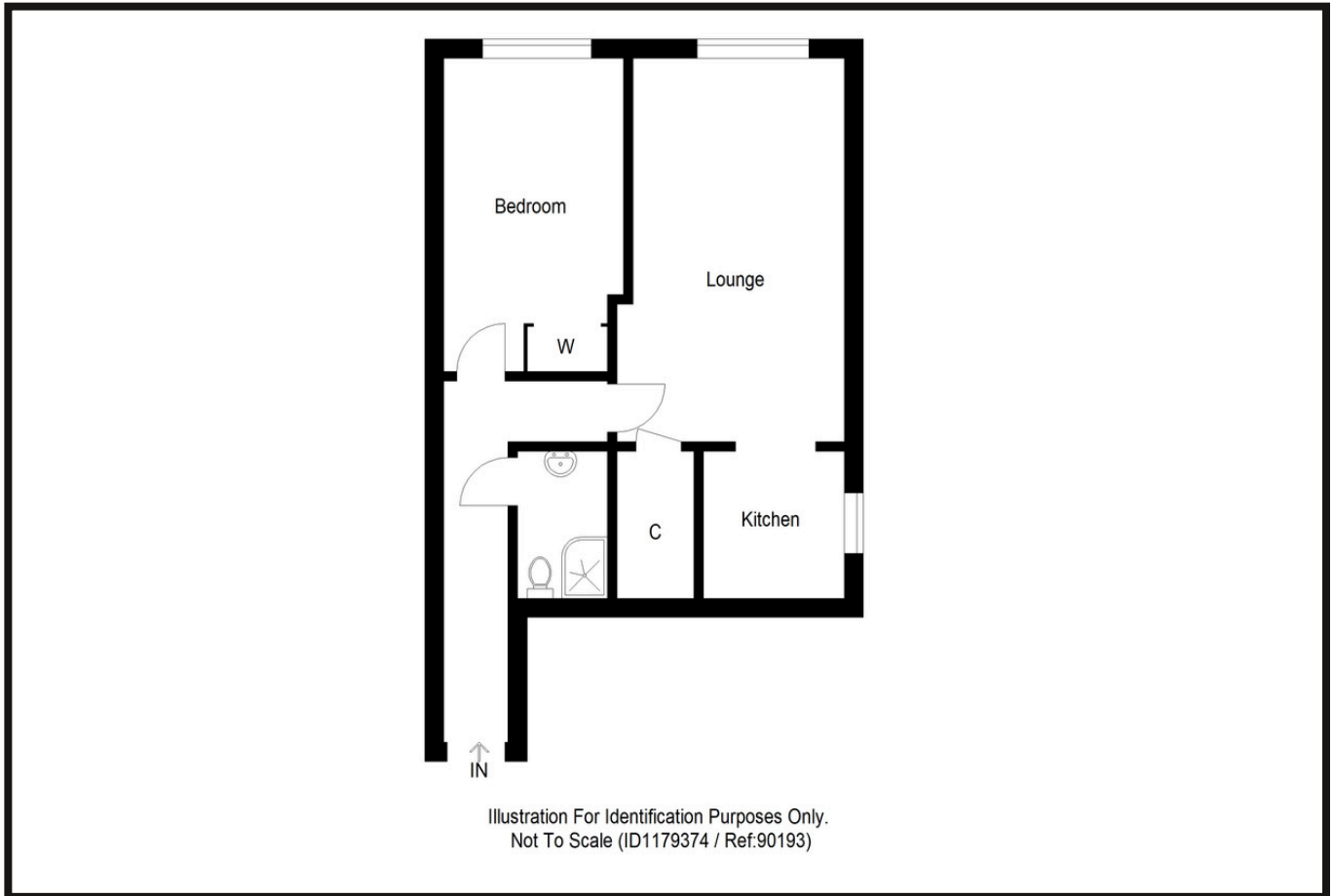
Approx. 10'3 x 16'. With a front facing window looking along Monifieth High Street, this good sized double bedroom benefits from a double shelved and hanging wardrobe, wall light and an electric storage heater.

**SHOWER ROOM:**

Approx. 6'6 x 7'9. A vanity unit incorporates the wash hand basin with a mirror above, WC and a corner shower cubicle housing an electric shower. The facilities are finished off with modern wall and floor tiling, an extractor fan and heated towel rail.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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