



131 GRANGEHILL DRIVE, MONIFIETH, DD5 4RR
OFFERS OVER £275,000



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HOME REPORT VALUATION £275,000

EPC RATING

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This impressive three bedroom detached bungalow is located within the popular coastal town of Monifieth, with the front rooms boasting views of the River Tay. The rooms are of a good size throughout and offer comfortable family living accommodation. Both Primary and Secondary schooling is within walking distance of the property, with the Town Centre a short drive providing access to grocery stores, bakers, golf club and the beachfront.

The property opens to the entrance vestibule and spacious hallway offering a welcoming entrance. The lounge is located to the front of the property benefiting from the stunning views of the River Tay which is seen from the large window providing ample natural light. The open sitting room and dining room are accessed from the lounge through the sliding Georgian doors. This room offers a further family seating area with sliding patio doors opening to the landscaped garden, ideal for summer entertaining. The kitchen is an excellent size with extensive wall and base units which include an integrated hob, oven, grill, dishwasher and fridge freezer. There is also space for a dining area and there is access to the rear garden through the frosted Georgian door.

The main bedroom is located to the rear of the property benefiting from a dressing room and en-suite. This bedroom enjoys views over the rear garden and is fitted with wardrobes and carpet flooring. The en-suite is fully tiled with a wet wall surround within the shower cubicle. The room also includes a wash hand basin, w.c., and heated towel rail. The dressing room is well lit and is of a good size providing suitable space for further storage. The two further double bedrooms are located to the front of the property enjoying floods of natural light from the South facing windows. Both fitted with storage cupboards and carpet flooring. The family bathroom has a large corner shower cubicle, wash hand basin and w.c. The room is finished with tiled flooring and walls and a wall mounted heated towel rail.

Externally the property benefits from beautifully landscaped gardens to the front and rear, both with mature shrubs and plants. To the front of the property is a good sized Monoblock driveway leading to the garage providing ample off-street parking. The rear garden is bordered by a small woodland area offering a private and quiet garden area which has a paved patio and lawn area. To the rear of the garden is a small summerhouse ideal for an outdoor seating area.

Early viewing is highly recommended to fully appreciate this property.



Illustration For Identification Purposes Only. Not To Scale (ID1186274 / Ref:90317)



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