

# ROBERTSON SMITH

Solicitors and Notaries

**60 BROOMWELL GARDENS, MONIKIE, BROUGHTY FERRY, DUNDEE, DD5 3QP**

## **DETACHED BUNGALOW**



**OFFERS OVER £210,000.00**

Located at the head of a quiet cul-de-sac in an established residential development within the Village of Monikie, this deceptively spacious detached bungalow would make an excellent family home. The property is within walking distance of Monikie Country Park and the village primary school is located close by. The property is ideally positioned for commuting to several towns in the area. While local facilities in the Village are limited in nature, there are excellent social, recreational and retail amenities to be found in Monifieth town centre lying approximately three miles to the south of the Village with a wider range of facilities available in Broughty Ferry and Dundee.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

The accommodation, which benefits from full double glazing and wet electrical central heating comprises Lounge, Dining Room, three Bedrooms, Kitchen, Utility Room and Shower Room.

Externally, the front garden is laid mainly in grass with mature shrubs. A monoblock drive leads to a single garage with an electric door. The rear garden is fully enclosed and has been laid out for ease of maintenance.

This property would benefit from a degree of modernisation but would make an excellent family home, so early viewing is highly recommended.

## ACCOMMODATION

**Entrance:** The bungalow is accessed by way of a UPVC door which leads into a small Vestibule. A glazed door then leads from the Vestibule into the Inner Hall.

**Hall:** This carpeted area provides access to the main rooms within the property. There is an access hatch to an unfloored but fully insulated roof space. Storage cupboard.

**Lounge:** (5.38m x 4.22m approx.)  
This spacious south facing room is separated from the Hall by a glazed screen and door. A wooden fireplace with inset electric fire forms a focal point for the room. The windows have been fitted with louvre shutters. Laminate flooring. Radiator. Downlights.



**Dining Room:** (3.17 x 2.78m approx.)

This room enjoys a similar southerly aspect as for the Lounge. Serving hatch to Kitchen (Currently closed off). Laminate flooring. Radiator.



**Kitchen:** (31.15m x 2.8m approx.)

This room has been fitted with modern floor and wall mounted units with contrasting wetwall finish and worktops. One and a half sink stainless steel unit with mixer tap and drainer. Integral oven, electric hob and cooker hood. Free standing fridge/freezer. Non-slip vinyl flooring. Door to Utility Room.



**Utility Room:** (2.4m x 1.5m approx.)

Located off the Kitchen, this room has again been fitted with a number of wall and floor mounted units. Plumbed for washing machine. Space for tumble dryer. Part shelved walk-in cupboard. UPVC door gives access to side of house.

**Bedroom 1:** (3.23m x 3,96m approx.)

In need of decoration, this spacious Double Room is located to the rear of the property. Benefits from two built in cupboards/wardrobes. Radiator.



**Bedroom 2:** (3.96m (at widest) x (3.17m)  
Another good sized double bedroom located to the rear of the building. Two cupboards/built in wardrobes. Radiator.



**Bedroom 3/  
Study:** (2.88m x 2.37m approx.) This third bedroom could also double as an office/study depending on the purchaser's requirements. The room is again located to the rear of the building. Carpet. Radiator.

**Shower Room:** (3.21m x 1.72m approx.) This room features a disability adapted white suite comprising wash hand basin and storage unit, WC and low level entry walk-in shower cubicle with electric shower. Non-slip flooring. Radiator.



**Externally:** The front garden has been laid mainly in grass with decorative borders and mature shrubs. A gravel path leads to the front door. To the side of the property is a monoblock drive which leads to a single garage with electric up and over door. The drive provides parking for an additional three vehicles.

The rear garden is fully enclosed and has been set out for ease of maintenance.



**How to get there:** Travelling in an easterly direction on Arbroath Road from Dundee turn left at Claypotts Junction onto Baldovie Road. Bear right at the end of the road onto Kellas Road and then continue in a northerly direction through the villages of Kellas and Wellbank to Lucky Slap (signposted “Monikie”). Turn right towards Monikie. On entering the village, turn right into Broomwell Gardens then at the T Junction turn right. Number 60 is located at the top of the first cul-de-sac on the lefthand side of the street.

**Home Report:** To access the Home Report for this property go to <https://homereports.survpoint.co.uk/3cvh599a52>

**EPC Rating:** C

**Viewing:** Telephone owner on 07739 551 938 or 07921 850 039. Alternatively contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

**Disclaimers:**

**Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.**

**While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.**