



Alan E Masterton

SOLICITORS & ESTATE AGENT

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8 Lockett Place, Monifieth, DD5 4UQ

4 Bedroomed Detached Villa

Offers Over £340,000



LOCKETT PLACE

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Ideal for growing families this home features generous living space flooded with natural light throughout. Situated within an extremely popular residential area of Monifieth, this immaculately presented superior detached villa offers a ready to move into home within a desirable area. Built by the well established builders, Taylor Wimpey this highly sought after modern development, Victoria Grange, has close access to all local amenities, schools, shops, transport links, fitness centre, beach and golf courses.

Accommodation in full comprises of an entrance hall that gives access to the front facing lounge, dining kitchen, w.c and hallway storage. The open plan dining kitchen spans across the rear of the home and blends modern design with everyday functionality. This family area gives access to the south facing garden via French doors giving the option to fully open up this living space— ideal for indoor / outdoor dining and entertaining. Upstairs the home offers 4 generous sized bedrooms, master with ensuite as well as Jack and Jill ensuite and family bathroom.

This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space and benefits from NHBC warranty and Solar Panels.





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Entrance Hall:

Bright and welcoming entrance hall accessed through a composite security door giving access to the lounge, dining kitchen, w.c, and hallway storage. Carpeted staircase leads to a spacious top landing giving access to all 4 bedrooms and family bathroom as well as an additional storage cupboard and access to attic space.

Lounge: **5.34m x 3.17m**

A well-proportioned, spacious family room. The large window overlooking the front of the home floods this room with natural light making it a cosy and comfortable spot to relax.

Kitchen/ Dining Area: **8.26m x 2.81m**

A contemporary kitchen with dining area that enjoys the feeling of space and lightness with large windows and French door overlooking the well-maintained garden. Ample storage space provided by a built-in walk-in cupboard and good range of cashmere gloss kitchen cabinets that bounce the natural light throughout the room. Appliances within the kitchen are all integrated and include a built-in double oven, 4 gas burner hob with overhead extractor and glass splash back, dishwasher, tall fridge freezer and washing machine. French doors give the option to full open up this living space and lead out onto a well-maintained patio area with raised lawn making a tranquil spot for outdoor dining and relaxation in the warmer months.

W.C: **2.55m x 1.16m**

Accessed directly from the entrance hall, this spacious cloakroom consists of a w.c and wash hand basin with tiled splashback, laminate flooring, radiator.

Upper Floor:

Master Bedroom: **3.49m x 2.66m**

Very spacious bright and airy double bedroom with window overlooking the front of the home. The master bedroom benefits from built-in wardrobes and modern en-suite shower room.

En-suite Shower Room: **1.80m x 1.31m**

A generous sized and stylish en-suite with tiled shower enclosure with mains operative shower within, wash hand basin with tiled splashback, w.c., tiled flooring and opaque window.

Bedroom 2: **3.81m x 2.89m**

Another bright and airy bedroom overlooking the front of the property with built-in wardrobe and Jack and Jill ensuite.

Jack and Jill Ensuite: **1.75m x 1.73m**

Linking bedroom 2 and bedroom 3 which is currently getting used as a dressing room this modern space consists of a tiled shower cubicle, w.c and wash hand basin.

Bedroom 3: **3.21m x 2.90m**

A versatile room currently getting utilised as a large dressing room with Jack and Jill ensuite.

Bedroom 4: **3.39 x 3.22m**

Another generous sized room with large window overlooking the rear of the home, ideal youngsters bedroom or home office space.

Family Bathroom: **2.33m x 2.23m**

A modern, fully tiled family bathroom comprising of a full size bath, w.c and wash hand basin.

Garage:

The garage is accessed by an up and over door from the monobloc driveway. Light and power points installed, ideal additional storage or car storage facility.

Garden Area:

Attractive low maintenance garden areas to the front and back of the home. The front of the property is laid with a large monobloc driveway leading to the garage and front entrance. The fully enclosed, south-facing garden to the rear of the home is beautifully landscaped with a large patio and raised lawn. This home also benefits from solar panels fitted to the rear of the property.











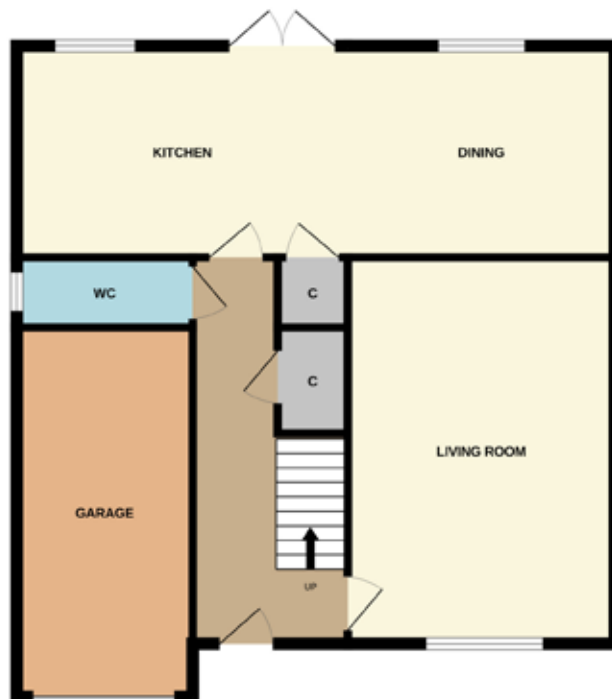
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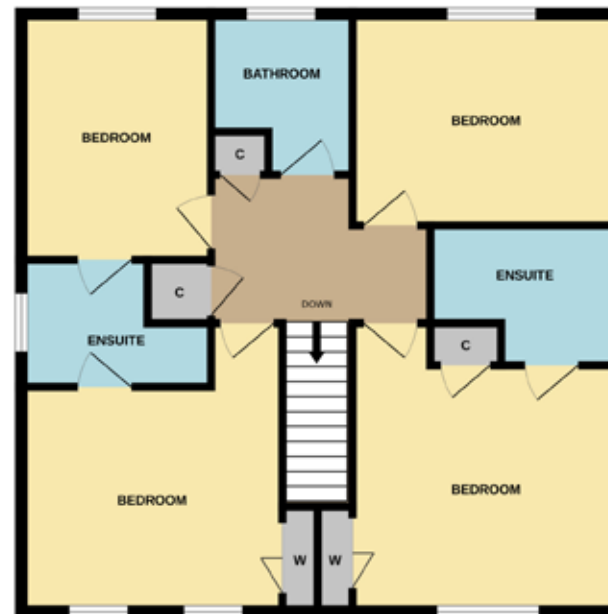
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GROUND FLOOR



1ST FLOOR



Council Tax Band:

E (Angus Council April 2025).

EPC Band:

B

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.