

CALDER'S

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- DESIRABLE LOCATION
- DETACHED BUNGALOW
- LOUNGE
- KITCHEN
- UTILITY ROOM
- 3 BEDROOMS
- BATHROOM
- GARDENS
- OFF STREET PARKING
- DOUBLE GLAZING



34 Erskine Terrace, Monifieth, DD5 4SD
Offers Over £230,000

This lovely bungalow offers ideal family accommodation within a quiet residential development located in the popular commuter town of Monifieth and is within easy access of Dundee.

Monifieth is very popular and offers a range of shops and services. There are good primary and secondary schools. The beach and seafront are also popular.

The property benefits from electric storage heating, double-glazing and off-street parking. All floor coverings, blinds and curtains are to be included in the sale. Please note the intruder alarm system is not operational.

Entrance Vestibule – 2.10m x 1.80m

6ft 10" x 5ft 10" Approx

A spacious vestibule with a tiled floor and timber panelling. There is a door giving access to the utility room.

Utility room - 2.10m x 3.17m

6ft 10" x 10ft 4" Approx

A good sized utility room with a stainless steel sink, washing machine, wooden workbench and recessed shelving. A UPVC door gives access to the rear garden.

Entrance Hall

A timber glazed door gives access to the hallway. There are three generous sized storage cupboards containing the immersion cylinder and large storage heater. There is a hatch giving access to the loft space.

Lounge – 3.38m x 4.90m

11ft 1" x 16ft Approx

A pleasant bright south facing lounge overlooks the front of the property and has a window looking out at the side of the property. There is a focal point electric fire set in a marble hearth and surround with a timber mantle piece.



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Kitchen – 2.70m x 3.23m

8ft 10" x 10ft 7" Approx

A modern fitted kitchen in high gloss with granite effect worktops and splashback. The ceiling has been panelled in white wood effect cladding. There is a stainless steel kitchen sink with drainer, LEC freestanding fridge, electric freestanding cooker with a stainless steel extractor. All of which will be included in the sale.

Bathroom – 1.75m x 2.00m

5ft 8" x 6ft 6" Approx

The bathroom is fully tiled in light cream with insert decorative tiles. There is a three piece bathroom suite with a red ring electric shower over the bath and glazed shower screen with white wood effect cladding and downlights.

Bedroom One – 2.67m x 3.95m

8ft 9" x 12ft 11" Approx

A good sized double bedroom located to the rear of the property with a built-in hanging cupboard with Louvre doors and an electric panel heater.



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Bedroom Two – 3.95m x 2.70m

12ft 11" x 8ft 10" Approx

Another good sized bedroom located to the rear of the property with an electric panel heater.

Bedroom Three – 2.39m x 3.00m

7ft 10" x 9ft 10" Approx

A single bedroom with a window overlooking the side of the property. It has a wood parquet flooring and a large walk in storage cupboard. There is also an electric panel heater.

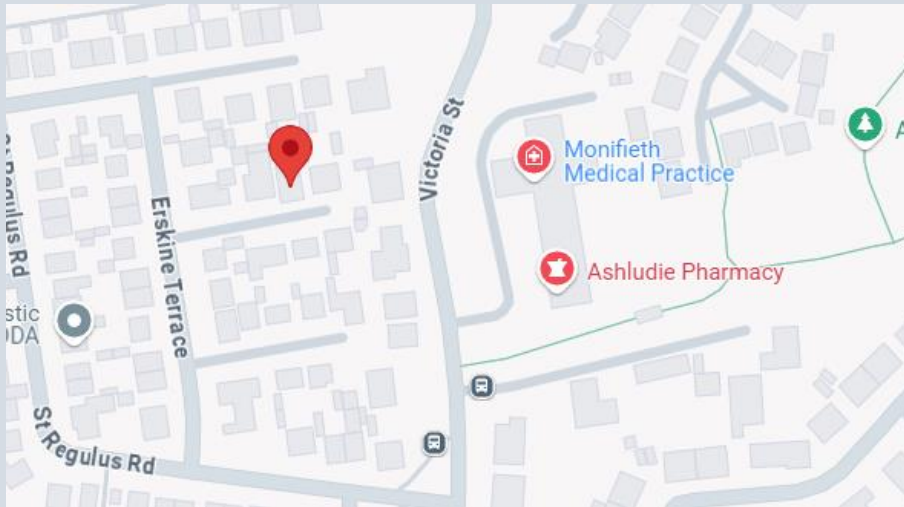
Externally

The front garden has been slabbed for easy maintenance and has a number of raised brick planting beds. There is a driveway with metal gates providing off street parking.

The back garden has an area of grass with shrubs.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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