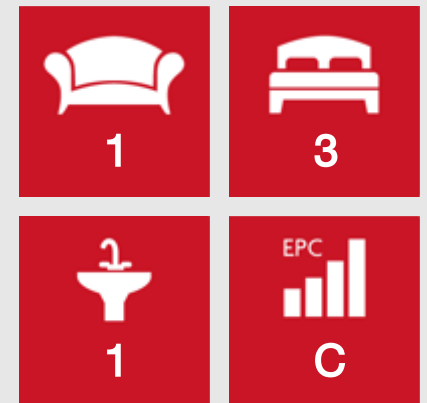




**Thorntons**  
The right way to move

47b Brook Street, Monifieth,  
Dundee, Angus DD5 4BE







## Summary

Spacious ground floor flat in central Monifieth which would be ideal for those looking to downsize to a property all on the ground level or those looking for an investment property. The property benefits from being freshly decorated and re-carpeted throughout, double glazing and gas central heating. Accommodation comprises entrance hall, lounge, kitchen, three bedrooms and bathroom. There are communal drying grounds to the rear shared with the 3 other properties in this block and an area of private enclosed garden to the front. There is ample parking for residents to the front of the property. Viewing is highly recommended - no onward chain.

## Features

- Ground Floor Flat
- Ideal Retirement Property/Rental Investment
- Freshly decorated and carpeted
- Lounge
- Kitchen
- Three bedrooms
- Family Bathroom
- Communal Rear Garden
- Private Front Garden
- DG & GCH. EPC C

## Room Measurements

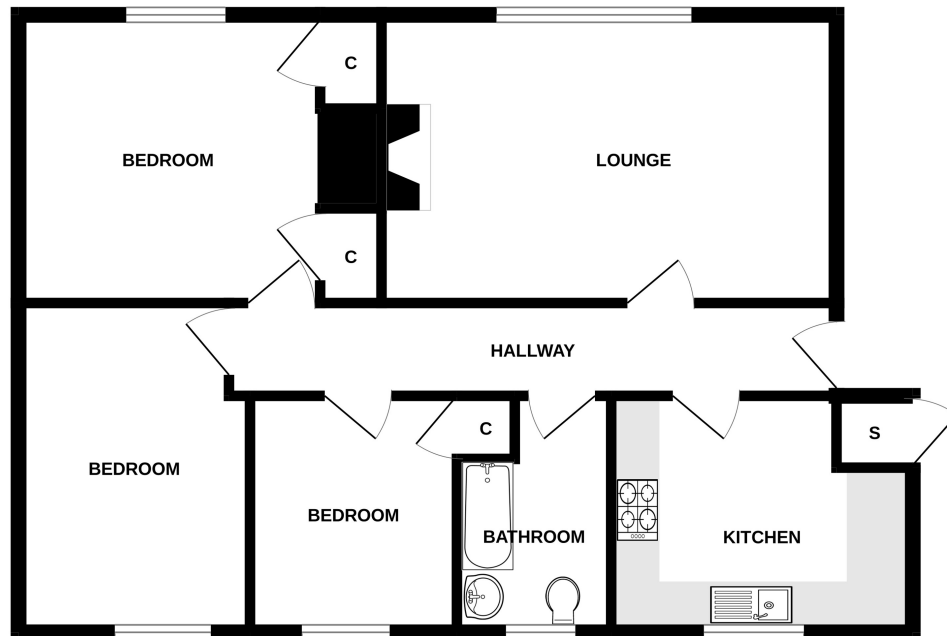
Lounge: 3.79m x 5.35m (12' 5" x 17' 7")  
 Kitchen: 3.16m x 3.25m (10' 4" x 10' 8")  
 Bedroom 1: 3.42m x 3.77m (11' 3" x 12' 4")  
 Bedroom 2: 2.66m x 4.30m (8' 9" x 14' 1")  
 Bedroom 3: 2.11m x 3.19m (6' 11" x 10' 6")  
 Bathroom: 1.45m x 3.15m (4' 9" x 10' 4")





# Floorplan

GROUND FLOOR



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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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