

# 4 MUIRNWOOD PLACE

Monifieth, Angus, DD5 4JL



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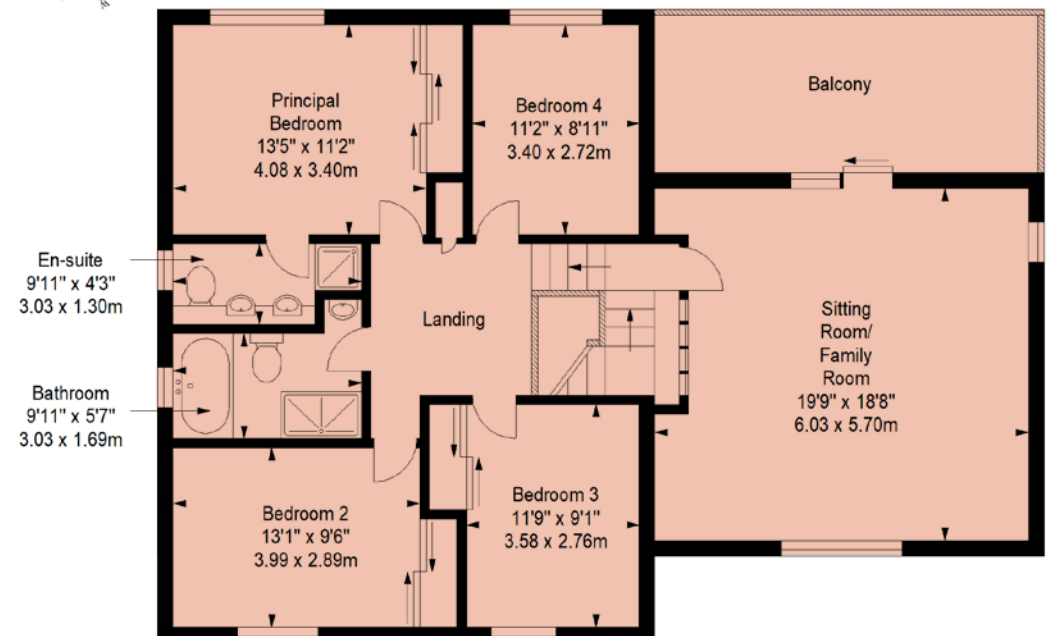
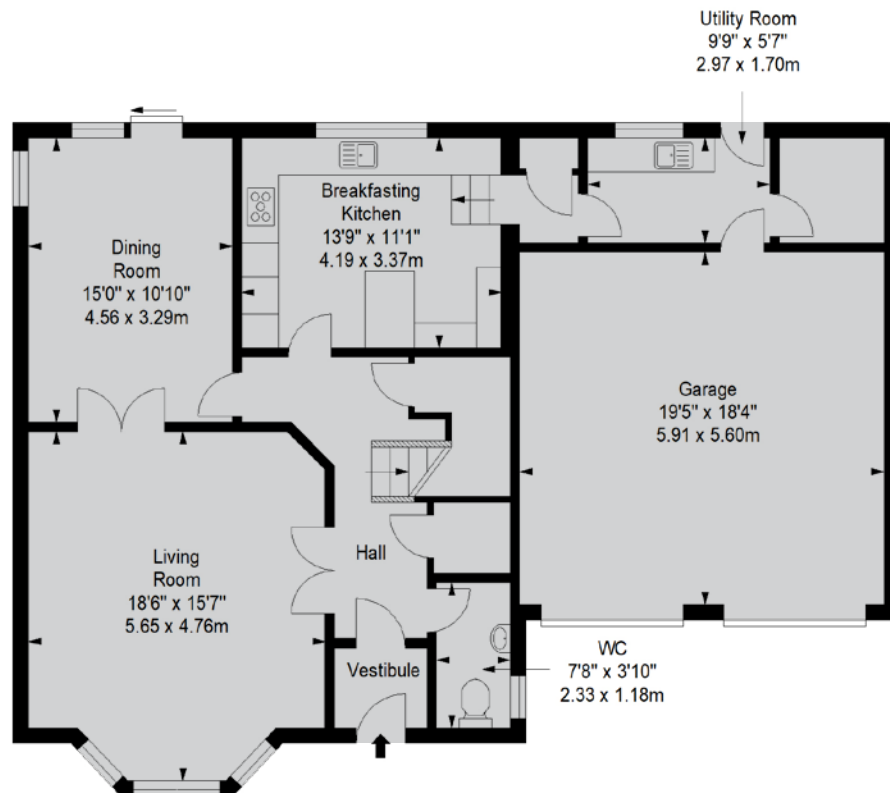
PROPERTY NAME  
4 Muirnwood Place

LOCATION  
Angus, DD5 4JL

APPROXIMATE TOTAL AREA:  
231.7 sq. metres (2494.1 sq. feet)

Ground Floor-  First Floor - 

The floorplan is for illustrative purposes. All sizes are approximate.





# SUBSTANTIAL

## DETACHED HOUSE IN MONIFIETH



Representing an outstanding family home in desirable Monifieth, this four-bedroom, two-bathroom detached house occupies a generous plot with large, beautifully maintained gardens and excellent private parking. It comes well-presented with contemporary fixtures and fittings and mostly neutral décor throughout, and its flexible layout, with spacious living areas, is perfect for the modern lifestyle. The house lies enviably close to the beach and Monifieth is home to a wide range of amenities, such as shops (including a major supermarket), schools (Seaview Primary School is just over five minutes' walk away and Monifieth High School is easily reachable), transport links, including a train station with regular services to Dundee, Aberdeen, Arbroath, and Glasgow, and a wealth of green space.

### GENERAL FEATURES

- Generous detached house in Monifieth
- Well-presented with contemporary interiors and mostly neutral décor
- Spacious and flexible, family orientated accommodation
- EPC Rating - C

### ACCOMMODATION FEATURES

- Entrance vestibule and hall with WC and storage
- Elegant, spacious living room with fireplace and bay window
- Formal dining room
- Contemporary, well-appointed breakfasting kitchen with separate utility room
- Versatile sitting/family room with sunny balcony
- Four double bedrooms (three with built-in wardrobes)
- One en-suite shower room
- Stylish four-piece family bathroom
- Gas central heating and double glazing

### EXTERNAL FEATURES

- Vast, beautifully maintained and sunny rear garden
- Integral double garage
- Large multi-vehicle private driveway and EV charger





## *WELCOME TO 4 MUIRWOOD PLACE*

A practical entrance vestibule welcomes you into the home, leading through to an inviting hallway with built-in storage and a useful two-piece WC with charming patterned wallpaper.





THREE SPACIOUS AND VERSATILE

# LIVING AREAS







*THE LIVING ROOM AND DINING ROOM ARE  
CONNECTED VIA DOUBLE DOORS*



The home has three large reception rooms: a living room, a formal dining room, and a sitting/family room. The living room and dining room are connected via double doors, opening to create a flowing, sociable space or closing for more private, separate areas. The neutrally decorated, carpeted living room is fronted by a wide bay window and features a homely electric fire around which furniture can be arranged, whilst the adjoining dining room creates the perfect setting for family meals and dinner parties. The dining room also benefits from wide, southeast-facing patio doors capturing sunny natural light throughout the day and opening onto the garden.



The versatile sitting/family room is on a middle floor, approached via a split landing off the staircase. It provides an exceptionally spacious footprint for a choice of furniture to suit the new owner's needs, including a study area for those who work or study from home, if desired. It also has an open fire (with an electric fire currently fitted) and opens onto a southeast-facing balcony overlooking the garden, the perfect space for a relaxing morning coffee or evening drink.





## WELL-APPOINTED, FULLY INTEGRATED COOKING ZONE WITH BREAKFAST BAR

The kitchen is exceptionally well-appointed with a wide range of contemporary white wall and base cabinets, framed by complementary granite composite worktops, rich red splashback panels, and downlights.



## THE KITCHEN





Neatly integrated Neff appliances contribute to the sleek, modern finish and comprise an oven, a combination microwave, a warming drawer, an induction hob, a concealed extractor fan, a fridge/freezer, and a dishwasher. A breakfast bar creates the perfect space for morning coffee, casual dining, and socialising while cooking, and the kitchen is supplemented by a utility room with external access, built-in storage, garage access, additional cabinetry, a sink, and laundry appliances.







# FOUR

## COMFORTABLE SLEEPING AREAS

The home's four bedrooms are located on the first floor, approached via a staircase and an airy landing with built-in storage and loft access. The bedrooms are all well-proportioned, offering plenty of space for freestanding furniture, and enjoy neutral décor, with two carpeted for comfort and two fitted with wood-styled flooring. Three of the bedrooms are accompanied by built-in wardrobes, and the principal boasts its own en-suite shower room.





*THE PRINCIPAL BEDROOM BOASTS ITS OWN  
EN-SUITE SHOWER ROOM*







The principal bedroom's en-suite is tastefully tiled in neutral tones and comprises a shower enclosure, a vanity unit with twin basins inset, a WC, and a tall chrome towel radiator. Finally, a family bathroom completes the accommodation on offer, also stylishly tiled and replete with a bathtub, a walk-in shower enclosure, a WC-suite, and a tall chrome towel warmer.

The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.





# A BEAUTIFUL

## *OUTDOOR SPACE AND EXCELLENT PRIVATE PARKING*

The home is perfectly complemented by a leafy, colourful front garden area and a large and beautifully maintained rear garden, boasting a sunny southeast-facing aspect and featuring an expansive lawn with a wealth of mature trees and a lovely leafy border, and a spacious patio for outdoor dining furniture and barbecues. Excellent private parking is provided by an integral double garage and a multi-vehicle driveway with an EV charger.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, washing machine, and dryer will be included in the sale. A ride-on lawnmower/tractor is available by separate negotiation.











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# MONIFIETH

*SITUATED SIX MILES FROM THE CITY OF DUNDEE, THE COASTAL TOWN OF MONIFIETH IS KNOWN TO BE ONE OF THE SUNNIEST PLACES IN SCOTLAND.*

Offering a tranquil seaside lifestyle, with a beautiful sandy beach, the town benefits from a train station on the main line from Aberdeen to Edinburgh, making it very well connected not only to Dundee city, but also the other parts of Scotland. This stretch of east coast is well-known for its outstanding golf courses with Monifieth boasting no less than three and is only a short drive from the championship course at Carnoustie. The town itself enjoys a wide variety of shops, supermarkets, cafés, take-aways, restaurants, butchers, bakery, and pharmacies,

plus a garden centre, a theatre, a bank, a library and a large medical practice and opticians. The town has two primary schools and a high school. Monifieth is ideal to enjoy the outdoors; apart from the golf courses, the town comes with a bowling club, a football club, recreational and play parks, a large sandy beach and is surrounded by the Angus countryside. For more extensive shopping and amenities, the nearby city of Dundee can be reached by car or regular bus services and offers all the amenities of a world-class city.







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All sizes are approximate.