

Connelly Yeoman



29 NORTH BANK STREET, MONIFIETH, DD5 4LP

TERRACED VILLA



Key Features

- Within walking distance to Grange Primary School and Monifieth High.
 - Gas Central Heating and Double Glazing.
 - Low maintenance, fully enclosed garden.



FIXED

£148,000

Property Description

29 North Bank Street is a deceptively spacious TERRACED VILLA ideally situated just off Grange Road and within a short walk to Grange Primary School and Monifieth High School. The property benefits from gas central heating and has a low maintenance, fully enclosed garden. The bedrooms are a generous size with fitted storage, and the kitchen is well equipped with a larder cupboard and access into the garden. Early viewing would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS AND A BATHROOM

ENTRANCE HALLWAY:

Entry is via double glazed door into a welcoming hallway with oak flooring. A balustrade staircase leads to the upper floor. There is a cupboard housing the electric meter and fuse box.

LOUNGE DINING ROOM:

Approx. 15'9 x 15'2 (at the widest). With a front facing window, the lounge is both light and bright with a feature fireplace with marble hearth and inlay and a wooden fire surround incorporating an electric fire. The oak flooring runs through from the hallway.

KITCHEN:

Approx. 15'2 x 8'7. Fitted with a range of base units incorporating a stainless steel sink, stainless steel oven, gas hob with stainless steel and glass extractor hood above, plumb space for an automatic washing machine and fridge freezer. There is a larder cupboard with shelves, and from here a glass panelled door gives access into the garden.

EXTERNALLY:

The front garden is easy to maintain with chipped stones. To the rear the garden is fully enclosed. It is neat with an area of lawn and a patio area with a table and chairs to be included in the sale. A children's swing set sits at the top of this garden and this is also included with the sale as well as a wooden shed.



BEDROOM 1:

Approx. 11'10 x 12'7. A spacious and bright double bedroom with two double shelved and hanging wardrobes and a radiator. The front facing window looks over the roof tops towards the Tay estuary and across to Tentsmuir Forest beyond.

BEDROOM 2:

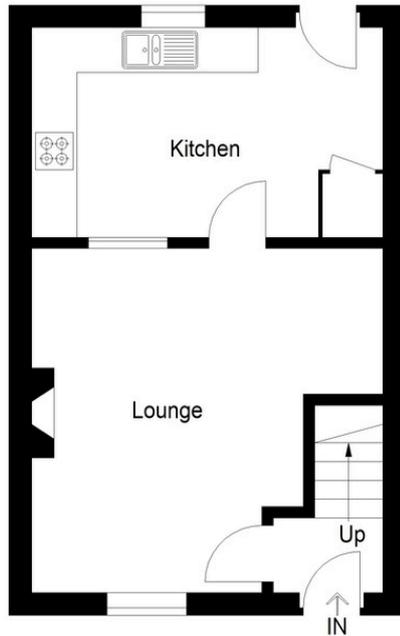
Approx. 8'8 X 13'6. A second good sized double bedroom looking out towards the rear garden. It has a wardrobe fitment with glass doors which is to be included in the sale.

BATHROOM:

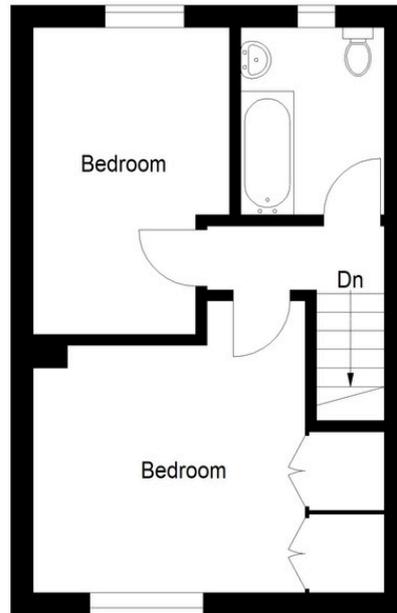
Approx. 5'7 x 7'6. The bathroom has a bath with an over the bath electric shower, wash hand basin and WC, with bathroom fitments, spotlights to the ceiling, a radiator and rear facing window providing natural ventilation and light.



Property Professionals

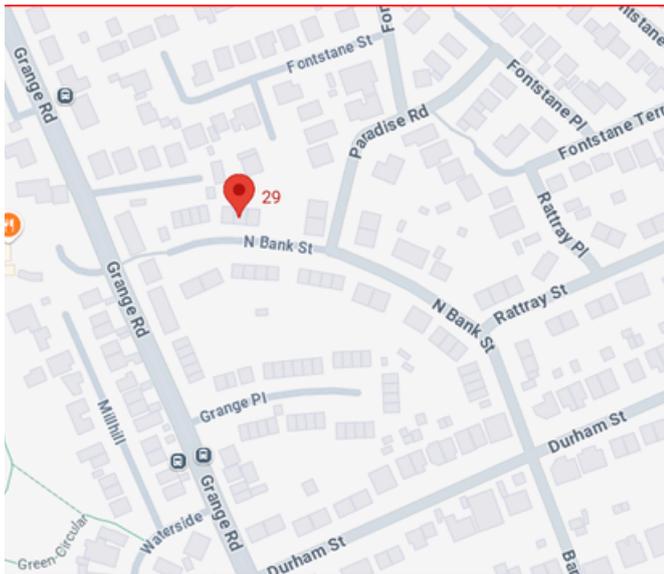


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1199355 / Ref:90528)



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