

12 GRANARY WYND

Monikie, Dundee, DD5 3WP



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WELCOME TO 12 GRANARY WYND

A luxurious five-bedroom detached house in Monikie village, which covers an impressive footprint to go above and beyond the expectations of large families.

GENERAL FEATURES

- A luxurious executive detached house
- Part of an exclusive development in Monikie
- Offers a relaxed semi-rural, village lifestyle
- Impressive accommodation and attractive décor
- Integrated ceiling speaker system (in select rooms)
- EPC Rating - D | Council Tax Band - G

ACCOMMODATION FEATURES

- Reception hall with built-in cloak storage
- Expansive living room with a log-burning stove
- Stylish open-plan kitchen/dining/family room
- Separate utility room with an adjacent WC
- Bright landing with a feature arched window
- Four double bedrooms with built-in wardrobes
- Versatile fifth double bedroom/home office
- Two contemporary en-suite shower rooms
- A luxurious five-piece family bathroom
- Underfloor heating throughout the ground floor
- LPG gas central heating and double glazing

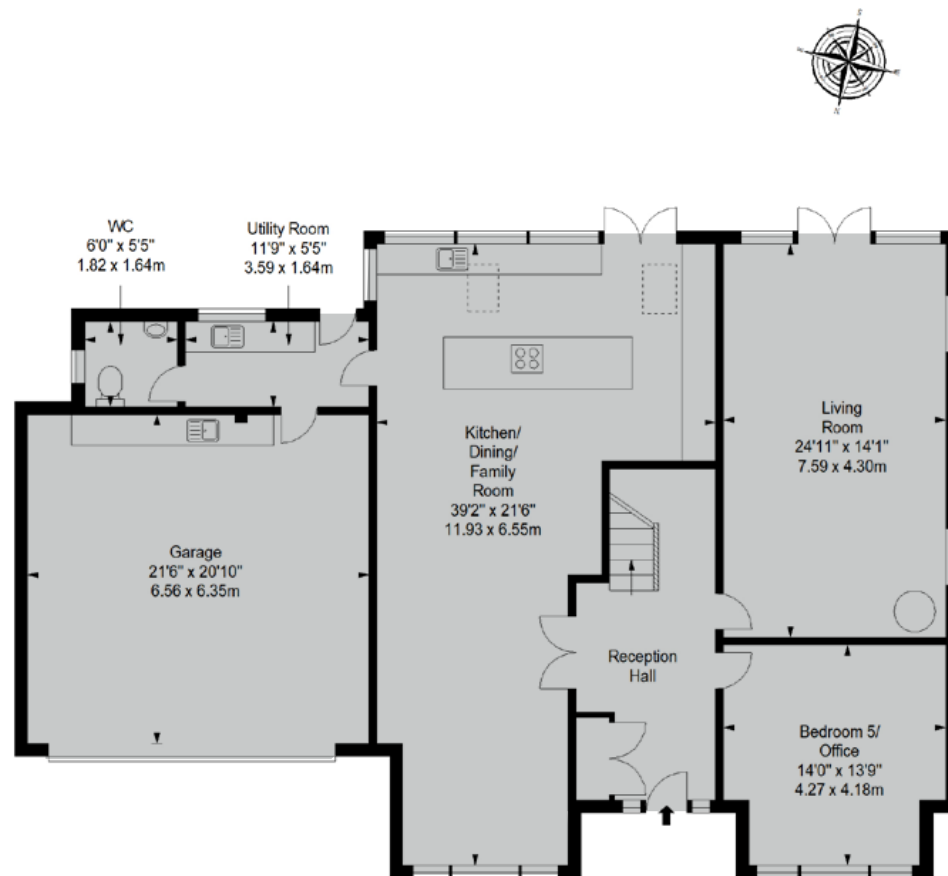
EXTERNAL FEATURES

- Carefully landscaped front garden with mature plants
- Substantial rear garden with south-facing aspect
- A summerhouse and a shed (both with electricity)
- Large monoblock driveway and integral double garage



CONTENTS

04	FLOORPLAN
06	12 GRANARY WYND An executive detached house
08	THE ENTRANCE Astounding from the outset
10	THE LIVING ROOM Space, style, and sophistication
12	THE KITCHEN/DINING/FAMILY ROOM The stunning centrepiece of the home
16	THE BEDROOMS Five double bedrooms
22	THE BATHROOMS A luxurious spa-like experience
26	GARDENS & PARKING A haven for families
30	MONIKIE One of the most sought-after areas in Angus



Offering refinement and an abundance of space (both inside and out), this executive detached house ensures a luxurious, semi-rural lifestyle in a picturesque setting. It forms part of an exclusive development set on a quiet cul-de-sac by a scenic country park in Monikie, one of the most sought-after villages in Angus. This home is finished to exceptionally high standards, with new carpets throughout and every detail thoughtfully curated to provide its inhabitants with the very best.

It boasts an abundant layout, incorporating a sumptuous living area, a huge open-plan kitchen and reception space, five large double bedrooms, and three high-spec bathrooms (plus a WC). Add extensive private parking and beautifully landscaped gardens, and you have an incredible home that is designed to impress.

*EXECUTIVE DETACHED HOUSE
ENSURES A LUXURIOUS,
SEMI-RURAL LIFESTYLE IN A
PICTURESQUE SETTING*

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12 Granary Wynd



ASTOUNDING FROM THE OUTSET

ENTRANCE

This property astounds from the outset, with its symmetrical façade and imposing stature hinting at the wealth of accommodation therein. Stepping through the front door, you are welcomed into a reception hall with ample storage. It is an inviting entrance that instantly sets the tone for the home's impeccable standards.



LIVING ROOM

SPACE, STYLE, AND SOPHISTICATION

With an expansive footprint, the living room easily houses a range of furnishings, including comfortable lounge seating and an elegant dining set. Dual-aspect windows infuse the space with a flood of natural light, while French doors extend out onto the rear garden, making indoor-outdoor

living effortless. Adding a further note of sophistication, attractive interior design is paired with a plush carpet ensuring a relaxed and homely environment for everyday use. A contemporary log-burning stove also enhances the cosy ambience.



KITCHEN/DINING/ FAMILY ROOM

THE STUNNING CENTREPIECE OF THE HOME



The open-plan kitchen/dining/family room is the stunning centrepiece of the home. It spans the full depth of the property and provides a substantial amount of space. Bathed in natural light from multi-aspect windows, this sociable hub is designed for every occasion. It even connects to the garden (via French doors) for summer entertaining. Like the hall, it is enriched by neutral décor and a deluxe tiled floor, which elevates the space further and allows for ease of maintenance.

The kitchen area is anchored around a central island as well, and is equipped with handsome wood-toned cabinets and granite-style worktops. It is a stylish design that offers impressive storage and workspace. High-end integrated appliances by Neff (five-burner LPG gas hob, statement extractor hood, two ovens, microwave combi oven, and dishwasher) are included, with ample space for a fitted American-style fridge/freezer. A neighbouring utility room offers discreet laundry and an adjacent WC.

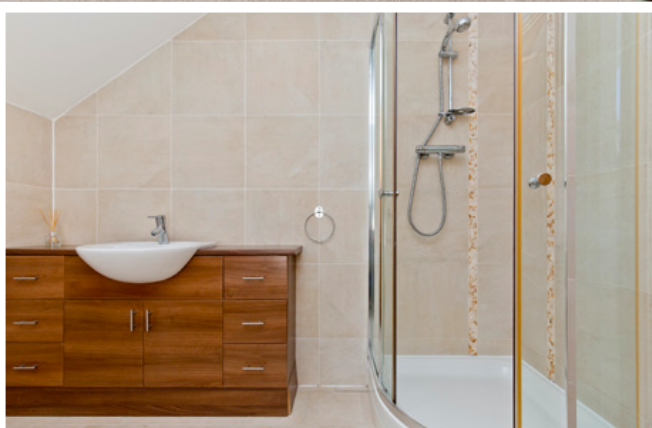




*FIVE DOUBLE BEDROOMS
MAINTAIN THE HIGH
STANDARDS*

The four main bedrooms are on the first floor off a bright landing that overlooks the reception hall and a beautiful arched window. Each room is a very spacious double that has its own built-in wardrobe providing generous clothes storage.





The principal suite is particularly impressive, offering expansive dimensions, as well as an extra wardrobe and a Juliet balcony with leafy views. It also has the luxury of a contemporary en-suite shower room, as does the second bedroom for convenience.



*HIGH STANDARDS, COMING
COMPLETE WITH LIGHT DECORATION
AND THICK CARPETS*

For versatility, a fifth double bedroom is on the ground floor, providing an easily accessible space that can alternatively serve as an office or an intimate sitting area (if preferred). All five bedrooms maintain the high standards, coming complete with light decoration and thick carpets.



BATHROOMS

A LUXURIOUS SPA-LIKE EXPERIENCE



In addition to the WC and two en-suites, the home features a luxurious family bathroom that offers a spa-like experience. Enveloped in premium tiling, it has a five-piece suite comprised of a toilet, a twin washbasin unit with generous storage and a large downlit mirror, a double walk-in shower cubicle, and a deep corner bath with a handheld shower.

For optimal comfort, the property has double-glazed windows and LPG gas central heating, with wet underfloor heating throughout the ground floor and radiators on the first floor.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

A HAVEN FOR FAMILIES



Externally, a large monoblock driveway offers private parking for multiple cars, alongside an integral double garage with storage space, a washbasin, and convenient access to the utility room. The mature front garden enhances the home's attractive facade, while the substantial rear garden is a haven for families, coming fully enclosed and backed by mature trees for privacy. Professionally landscaped, the rear garden further boasts a sweeping manicured lawn, a patio, a decked area, and a suntrap, south-facing aspect. It also comes with a shed and a charming summerhouse (both with electricity).





PROFESSIONALLY
LANDSCAPED, THE
REAR GARDEN FURTHER
BOASTS A SWEEPING
MANICURED LAWN, A
PATIO, A DECKED AREA,
AND A SUNTRAP,
SOUTH-FACING ASPECT.

The quaint village of Monikie is one of the most sought-after areas in Angus, offering residents an idyllic semi-rural lifestyle with beautiful open countryside practically on the doorstep.

The village enjoys an inviting atmosphere, and is perfect for those who crave a peaceful yet connected way of living. The area is home to a couple of cafes, with everyday essentials close by in the neighbouring coastal town of Carnoustie, which can be reached in roughly 10 minutes by car. Here, you can enjoy a selection of convenience stores, restaurants, sandy beaches, and the world-renowned championship golf course. For more extensive shopping facilities and a wide range of supermarkets, the bustling city of Dundee can be reached in just 20 minutes by car, adding a dynamic edge to the lifestyle on offer. Dundee has a wealth of cultural attractions, as well as shopping complexes, popular bars and restaurants, and healthcare services, ensuring every need is met. Closer to home, outdoor enthusiasts will revel in the opportunities available in the region. Discover scenic walks and fly fishing at nearby country parks (like those at Monikie and Crombie), stroll around the local reservoir and pond, enjoy bike rides that wind through the surrounding countryside, or simply admire the inspiring views that define everyday life in the village. For education, families benefit from reputable schooling, including a nearby local primary school and secondary education at Carnoustie. Dundee offers further educational facilities and a leading university, as well as prestigious private options like the High School of Dundee. For travel, the village is well connected by road links and with a public bus service. Train stations can also be found in Carnoustie and Dundee for travelling further afield. In addition, Dundee airport offers flights to London City Airport.



MONIKIE



THE BUSTLING CITY OF DUNDEE
CAN BE REACHED IN JUST
20 MINUTES BY CAR, ADDING
A DYNAMIC EDGE TO THE
LIFESTYLE ON OFFER



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All sizes are approximate.