



**lindsays**

**5 Golf Avenue,  
Monifieth, DD5 4AS**

*"Lovely three bedroom villa boasting  
stunning views over Monifieth Golf  
Course"*

- Vestibule & Hallway
- Lounge
- Kitchen/Dining
- Family Room
- Utility
- Cloakroom/WC
- 3 Bedrooms
- Family Bathroom
- Front & Rear Gardens

EPC Rating D

**OFFERS OVER £315,000**





# Description

Lindsays are delighted to present this charming three-bedroom villa, ideally positioned to enjoy breathtaking views over Monifieth Golf Course.

Located at 5 Golf Avenue, this beautifully maintained home offers easy access to local amenities, highly regarded schools, and public transport links — a true haven for golf enthusiasts.

The property is presented in move-in condition, benefiting from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings, fitted blinds, and integrated white goods.

Accommodation is thoughtfully arranged over two levels:

On the ground floor, you are welcomed by an entrance vestibule leading into a spacious hallway with excellent storage and a convenient cloakroom/WC. The elegant lounge features a large bay window that floods the room with natural light and frames the stunning golf course views.

A modern fitted kitchen offers generous workspace, storage, and a dedicated dining area, with French doors opening out to the rear garden — perfect for entertaining. This space flows seamlessly into a bright and airy family room, also with bi folding doors to the garden. A well-equipped utility room completes the ground floor.

Upstairs, the primary suite is a generously sized double bedroom offering excellent storage and arguably the best views in the house. There are two further bedrooms, one of which benefits from a built-in wardrobe. A stylish family bathroom with both a separate shower and bath completes the internal accommodation.

Externally, the front of the property features a low-maintenance patio garden — an ideal spot to relax and soak in the views. To the rear, the fully enclosed garden is laid to lawn and patio, perfect for family living, and includes a garden shed as part of the sale.

Early viewing is highly recommended to fully appreciate the lifestyle, space, and views this wonderful home has to offer.

# Area

Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Balmossie Station.

Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

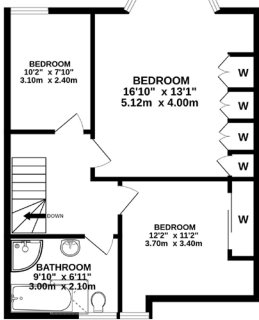
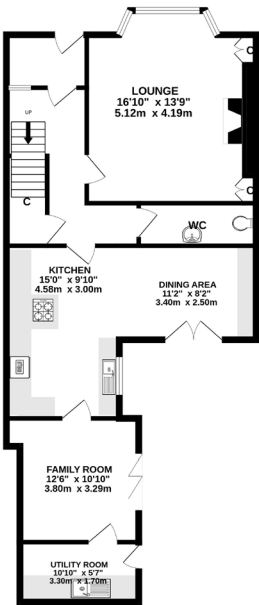
# Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.