



lindsays

**38 Ashludie House,
Monifieth, DD5 4RB**

*"An impressive two bedroom
apartment in stunning B listed
property"*

- Hallway
- Kitchen
- Lounge/Diner
- Two Bedrooms
- Shower Room
- Communal Gardens
- Residents Parking

EPC Rating B

OFFERS OVER £215,000



Description

38 Ashludie House is an exceptional two-bedroom apartment set within a striking B-listed building, nestled in the tranquil and beautifully maintained Ashludie Hospital Drive. This desirable location offers convenient access to a wide range of local amenities, including shops, cafés, and excellent public transport links. The sale includes all floor coverings, light fittings, fitted blinds, and integrated white goods.

Located on the first floor, this impressive apartment features a welcoming hallway with ample storage, leading to a stunning open-plan lounge and dining area, flooded with natural light. The contemporary kitchen is fitted with sleek cabinetry and new integrated appliances, perfectly designed for modern living.

The spacious primary bedroom offers excellent built-in storage, complemented by a second generously sized double bedroom. A stylish and modern shower room, complete with a walk-in shower and chrome towel rail, adds the perfect finishing touch.

Externally, the property benefits from immaculate communal grounds and private residential parking.

Early viewing is highly recommended to fully appreciate the charm, space, and unique character of this outstanding home.

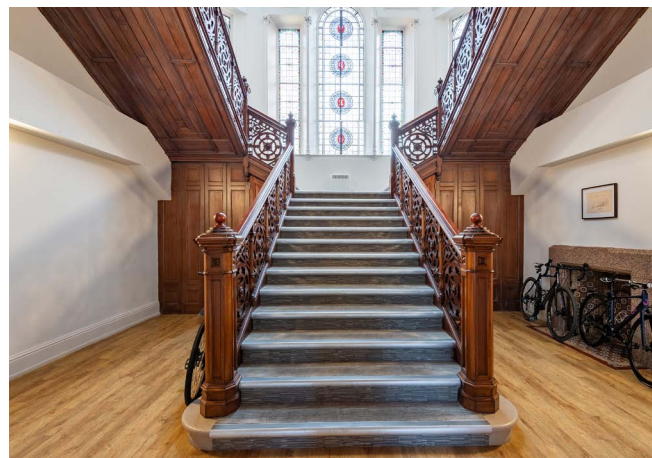
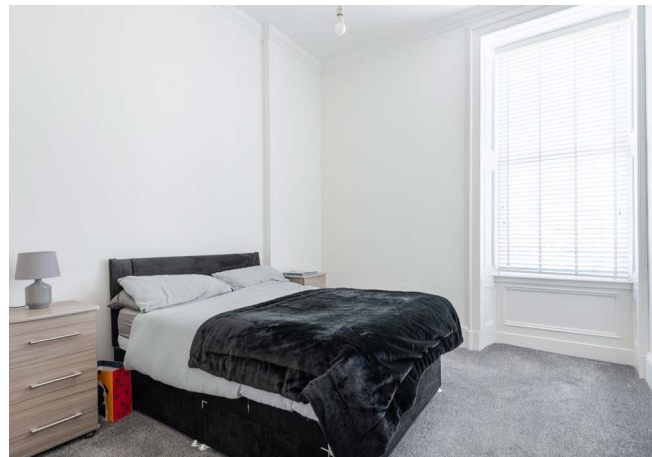
Area

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.

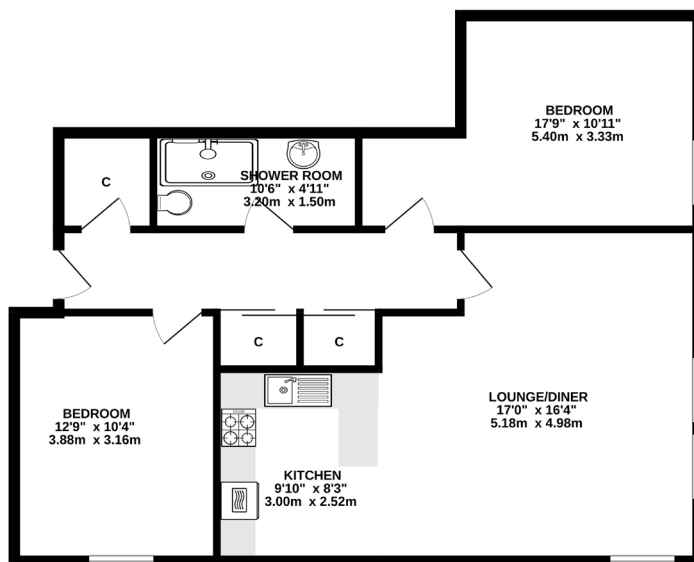
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST 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 contract, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with reference 100000

T: 01382 802050 **E:** dundeeproperty@lindsays.co.uk **W:** property.lindsays.co.uk

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.