



lindsays

11 Ritchie Avenue,
Monifieth DD5 4DJ

"Spacious, three bedroom semi detached bungalow in a popular residential area"

- Hallway
- Lounge
- Dining Kitchen
- Three Bedrooms
- Shower room
- Gardens
- Double Garage
- Drive

EPC Rating D

OFFERS OVER £220,000



Description

Lindsays are delighted to offer to the market this spacious three bedroom semi detached bungalow in a popular residential area. Ritchie Avenue is ideally situated for ease of access to a number of local amenities including highly regarded schooling on both a primary and secondary level.

The accommodation comprises: hallway, bright and spacious lounge with bay window and feature fireplace, dining kitchen, three double bedrooms. One of which is currently utilised as a sitting room with patio doors leading to the rear garden and shower room. Benefits include double glazing, gas central heating and attic space.

Externally there is a long monoblock drive leading to the double garage which has an electric door. The gardens to the front and rear have been beautifully maintained and are both laid mainly in lawn with a selection of mature plantings. While the rear garden also has a decorative patio area and high hedges giving the garden a lovely private feel.

This property will appeal to a number of buyers and early viewing is highly recommended.

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.

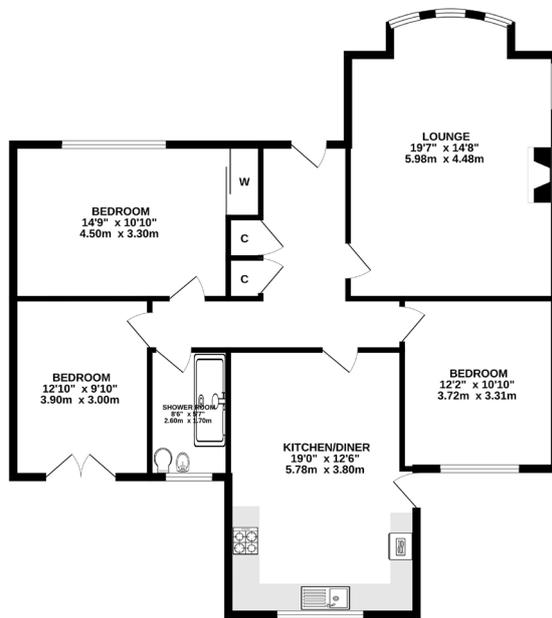
Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

Viewing

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



GROUND FLOOR



While every effort 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 or omission of this statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or efficiency over time.
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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.