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SOLICITORS & ESTATE AGENT

**DD5** ESTATE  
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**65 Grangehill Drive, Monifieth, DD5 4RR**

**Offers Over £220,000**

**3 Bedroomed Detached Bungalow**

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# 3 Bedroomed Detached Bungalow

## 65 Grangehill Drive, Monifieth, DD5 4RR

Situated within a quiet residential area, this three bedroomed bungalow offers spacious living with generously sized bedrooms and ample built in storage throughout.

The home is in need of modernisation however provides a spacious layout for transformation. Accommodation in full comprises of: a large entrance hallway giving access to the 3 bedrooms, shower room and lounge as well as storage. The large lounge opens up into the kitchen overlooking the secluded rear garden with an external door that gives access to the side of the home, garden areas and linked garage. Number 65 also benefits from recently fitted solar panels on the rear of the home with newly fitted electric storage heating throughout.

Situated within the popular coastal town of Monifieth, this detached bungalow would appeal to many buyers including families, first time buyers and downsizers. This highly sought after, family friendly area is close to all local amenities and has close access to schools, shops, transport links, fitness centre, beach and golf courses.

### Entrance Hall:

The bright and welcoming entrance hall is accessed from a vestibule through glazed security doors and benefits from built in storage. The hallway gives access to the lounge, shower room, three bedrooms and attic hatch.

### Lounge:

A well-proportioned room which enjoys the feeling of space and lightness through the large window overlooking the front garden of the property. A feature fire surround with electric fire provides a focal point to the room which connects to the kitchen and rear entrance to the home.

### Kitchen:

A bright kitchen with ample storage space provided by a good range of floor and wall storage units with complimentary worktop and splash back. Large window overlooks the secluded rear garden and glazed upvc door gives access to the side of the home. Kitchen appliances consist of an under counter oven with electric hob, integrated washing machine and space for fridge/freezer

### Shower Room:

A generously sized shower room that consists of a walk in, wet room style shower area with electric shower within, w.c and wash hand basin. The shower room also benefits from a large storage/airing cupboard that houses the water tank.

### Bedroom 1:

Very spacious double bedroom with large window overlooking the front of the property with built-in wardrobe.

### Bedroom 2:

Another very spacious double bedroom with walk in wardrobe and window overlooking the rear garden of the home.

### Bedroom 3:

A bright bedroom overlooking the rear garden. Would make an ideal youngsters' bedroom or home office space.

### Garden:

To the front of the property is an extensive driveway that leads to a linked garage to the side of the home. The garden areas to the front and rear of the home are both easily maintained; laid mainly with lawn. The south facing rear garden provides an excellent space in which to relax in within the warmer months. Mature trees and shrubs out with the property provide a secluded and tranquil backdrop to this home.

### Garage:

Linked garage accessed by an up and over door. Ideal for additional storage space.









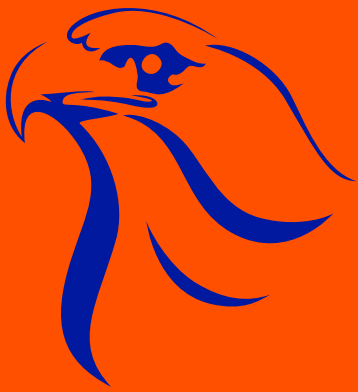








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**Council Tax Band:**

D (Angus Council June 2025).

**EPC Band:**

D

**Viewings:**

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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**Note:**  
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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