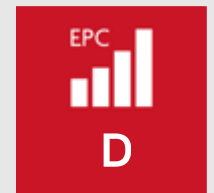
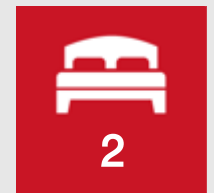




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86 Milton Street, Monifieth,  
Dundee, Angus DD5 4QG







## Summary

This is an excellent opportunity to purchase a mid terraced villa situated within a popular residential area. The location is ideal for local amenities including: health centre, schools, beach, golf courses, train station, and commuter bus routes into Dundee and beyond. The subject property which benefits from double glazing and gas central heating, offers well-proportioned accommodation over two levels, comprising: entrance hallway, lounge, kitchen, bathroom and two double bedrooms. Externally there is an enclosed rear garden laid with easy maintenance in mind. NB This property will have restricted lending and would be more suitable as a cash purchase.

## Features

- Mid Terrace Villa
- Popular Residential Area
- Hall, Lounge & Kitchen
- Upper Hall, Bathroom
- 2 Double Bedrooms
- Double Glazing, Gas CH
- Garden To Rear
- Viewing Highly Recommended

## Room Measurements

Lounge (18'4" x 11'3") 5.59m x 3.43m  
 Kitchen (10'7" x 8'9") 3.23m x 2.67m  
 Bedroom (11'9" x 11'3") 3.58m x 3.43m  
 Bedroom (11'8" x 10'7") 3.56m x 3.23m  
 Bathroom (5'7" x 4'7") 1.70m x 1.40m

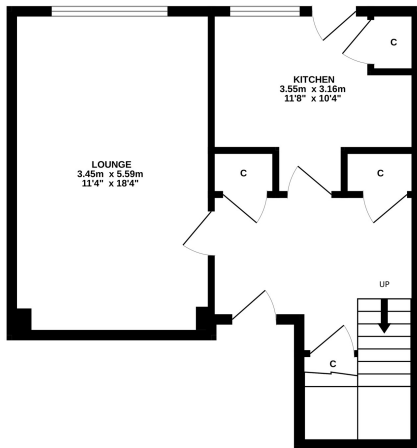




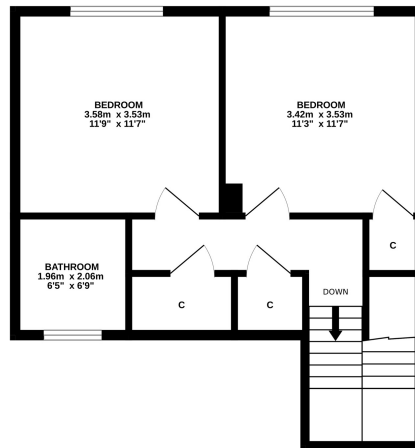


# Floorplan

GROUND FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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