



**lindsays**

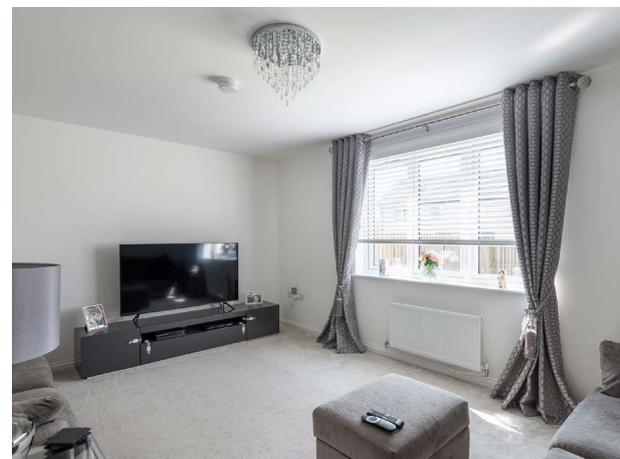
19 Dighty Street,  
Monifieth DD5 4UG

*"Beautifully presented four bedroom detached villa in a much sought after location"*

- Hallway
- Breakfasting Kitchen
- Lounge
- Dining Room/Bedroom 5
- Principal Bedroom with En Suite
- 3 Further Bedrooms
- Bathroom
- WC
- Driveway
- Garage
- Gardens

EPC Rating C

**OFFERS OVER £325,000**



## Description

Lindsays are delighted to offer to the market this beautifully presented four bedroom detached villa in a much sought after location. Dighty Street 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 and breakfasting kitchen with integrated appliances and patio doors leading to the rear garden. To the front there is a dining room or bedroom five depending on the buyers needs and WC. Upstairs the principal bedroom has built in wardrobes and an ensuite shower room. There are three further double bedrooms and family bathroom with shower over the bath. Benefits include double glazing, gas central heating and attic space.

Included in the sale will be all floor and window coverings along with light fittings.

Externally there is front garden and monoblock drive with room for two vehicles leading to the integral garage. The rear garden is fully enclosed and laid mainly in lawn with a large patio area.

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.

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

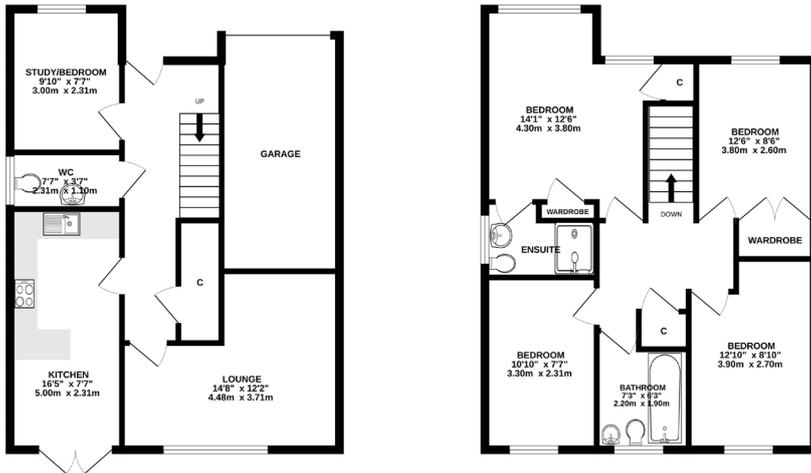
## Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.