






3 Well Street,
Monifieth DD5 4AH



Substantial five bedroom detached villa in a popular residential area

 5 Bed  2 Bath  3 Reception

Lindsays are delighted to offer to the market this substantial five bedroom, detached villa in a popular residential area. Well Street is ideally situated for ease of access to a number of amenities including highly regarded schooling on both a primary and secondary level.

The property has been beautifully upgraded by the current owners and offers versatile accommodation spread over two floors. On the ground floor there is a large open plan kitchen/dining/family room. The modern kitchen has a number of integrated appliances, breakfast bar and ample room for a sofa and a table and chairs. There is a wood burning stove and two bifold doors which open onto the garden. The spacious dining room/lounge also has a wood burner. There is also a large double bedroom which leads to a boot room/rear hallway and family bathroom. Bedroom 5 is currently being utilised as a home office whilst the utility room and WC complete this level.

Upstairs the principal bedroom has a beautiful open plan bathroom with separate shower and walk in wardrobe. The two further double bedrooms share a Jack and Jill shower room. Benefits include double glazing, gas central heating and attic space. The kitchen/dining/family room has underfloor heating.

Externally the property is accessed by electric gates with a monoblock drive with room for multiple vehicles. The garden grounds are a combination of lawn and patio areas.

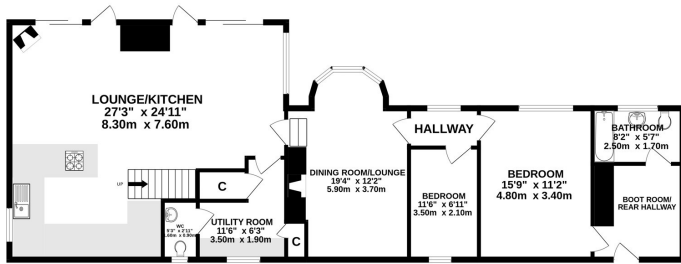
This property will appeal to a number of viewers and early viewing is highly recommended.

Features

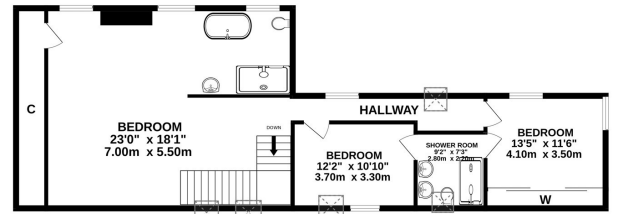
- Dining Room/ Lounge
- Kitchen/Dining/Family Room
- Principal Bedroom with ensuite Bathroom
- Three Double Bedrooms
- Bedroom 5/Home Office
- Jack & Jill Shower Room
- Family Bathroom
- Utility Room & WC
- Off Street Parking
- Gardens
- EPC Rating E

Offers Over £400,000

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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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 Monifieth Station.

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

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.