



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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18B Well Street, Monifieth, DD5 4AH

Offers Over £95,000

Upper Floor Flat

DD5 ESTATE AGENTS

Upper Floor Flat

18B Well Street, Monifieth, DD5 4AH

Situated in the heart of the popular coastal town of Monifieth, we are delighted to present for sale this bright and spacious one-bedroom upper floor flat. Perfectly positioned close to a wide range of local amenities including shops, schools, public transport links, and the beautiful beachfront. The property would make an ideal first home or investment opportunity.

Set within a block of similar style properties, the flat is accessed via an external staircase leading from the communal garden to the front entrance. Benefiting from double glazing and electric heating, the home combines comfort, convenience, and excellent natural light throughout. On entering the home you are greeted by a bright hallway which gives access to the dining kitchen, bathroom, bedroom and south facing lounge.

Entrance:

Entered through a secure upvc door into a bright entrance hall that gives access to all rooms and the attic space.

Lounge:

3.21m x 4.32m:

A spacious, south-facing living area featuring two large windows that flood the room with natural light. High ceilings enhance the sense of space, creating a comfortable and welcoming atmosphere.

Kitchen/Dining:

3.61m x 2.76m:

Fitted with a range of wall and base units, the kitchen provides excellent storage and generous worktop space. Contrasting surfaces are complemented by a tiled splash back and flooring, adding both style and practicality. The space includes a cooker with electric hob and extractor hood, as well as provision for a tall fridge-freezer and washing machine. There is also ample room for a dining table and chairs, making this a sociable and functional area for everyday living.

Bathroom:

2.09m x 1.56m:

The spacious bathroom is fitted with a modern white three-piece suite, comprising a back-to-wall WC, wash-hand basin set within a vanity unit, and a bath with electric shower over. The room is fully tiled for ease of maintenance and finished with contemporary downlights, creating a bright and modern feel.

Bedroom:

2.27m x 4.68m:

A generous sized double bedroom with double glazed window overlooking the front of the property.

Garden:

Property benefits from a low maintenance communal garden with drying area that would make an ideal relaxation space for the summer months. Outdoor storage area within the back garden.







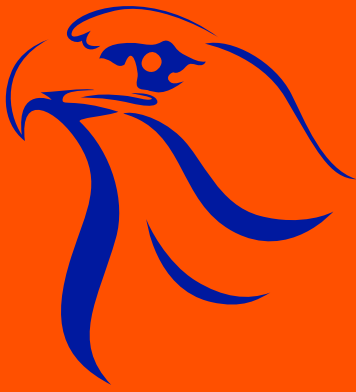






Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252018)

t: 01382 539 313



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Council Tax Band:

A (Angus Council Oct 2025).

EPC Band:

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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 (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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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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