



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

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75 Margaret Lindsay Place, Monifieth, DD5 4RD

4 Bedroomed Detached Villa



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Ideal for growing families, this beautifully presented detached villa offers generous, light-filled living spaces throughout. Set within the highly sought-after and exclusive residential area of Ashludie Grange in Monifieth, the property is in true move-in condition and perfectly positioned close to excellent local amenities, reputable schools, transport links, and scenic coastal walks.

The accommodation begins with a welcoming entrance hall, leading to a bright front-facing lounge featuring a charming bay window, a convenient WC, and an impressive open-plan dining kitchen with adjoining utility room stretching across the rear of the home. Designed with both style and practicality in mind, this space offers excellent storage and direct access to the private rear garden through French doors—ideal for indoor-outdoor living and entertaining during the warmer months. Upstairs, the property boasts four well-proportioned bedrooms, including a spacious master bedroom with en-suite, along with a modern family bathroom.

This exceptional home is sure to appeal to a wide range of buyers seeking a high-quality property that combines space, comfort, and contemporary living.





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**4 Bedroomed Detached Villa**

### ***Entrance Hall***

Bright and welcoming entrance hall accessed through a composite security door giving access to the lounge, dining kitchen, w.c, and hallway storage. Carpeted staircase leads to a spacious top landing giving access to all 4 bedrooms and family bathroom as well as an additional storage cupboard and attic space.

### ***Lounge***

A well-proportioned, spacious family room. The front facing bay window floods this room with natural light making it a cosy and comfortable spot to relax.

### ***Kitchen/ Dining Area***

A contemporary kitchen with dining area that enjoys the feeling of space and lightness with large windows and French door overlooking the well-maintained rear garden. This family space offers excellent storage, including a large built-in cupboard and a generous selection of wall and base units. Integrated appliances include a tower oven, four-burner gas hob with overhead extractor, and a tall fridge freezer. The dining area benefits from French doors that can be fully opened, seamlessly extending the living space into the private garden—perfect for al fresco dining and relaxing during the warmer months.

### ***Utility***

A valuable addition to the home, the utility room features coordinating cabinets and worktops that complement the kitchen, creating a cohesive finish. It provides space for a washing machine and offers convenient side access to the rear garden.

### ***W.C.***

Accessed directly from the entrance hall, this spacious cloakroom consists of a w.c and wash hand basin with modern tiled splashback.

### ***Master Bedroom***

Very spacious bright and airy double bedroom with window overlooking the front of the home. The master bedroom benefits from built-in wardrobes and modern en-suite shower room.

### ***En-suite Shower room***

A generous sized and stylish en-suite with tiled shower enclosure with mains operative shower within, wash hand basin with tiled splashback, w.c. and opaque window.

### ***Bedroom 2***

A generously sized double bedroom overlooking the front of the property with built-in wardrobe.

### ***Bedroom 3***

Another bright and airy double bedroom that overlooks the rear garden.

### ***Bedroom 4***

Another generous sized room with large window overlooking the rear of the home, ideal for youngsters bedroom or home office space.

### ***Family Bathroom***

A modern, fully tiled bathroom comprising of a full size bath, w.c and wash hand basin.

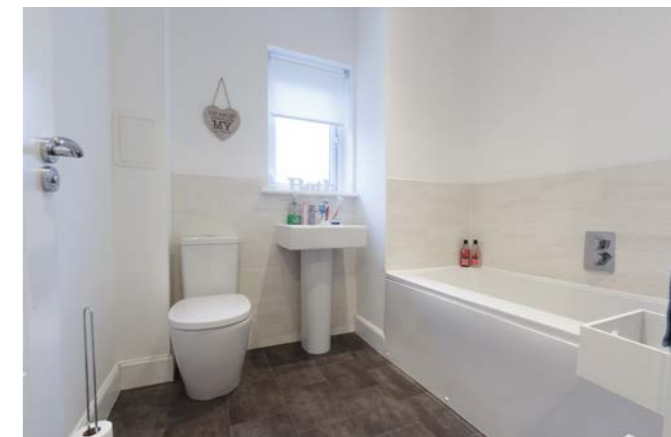
### ***Garage***

The garage is accessed by an up and over door from the monobloc driveway. Light and power points installed, ideal additional storage or car storage facility.

### ***Garden Area***

Attractive low maintenance garden areas to the front and back of the home. The front of the property is laid with a monobloc driveway leading to the garage and front entrance. The fully enclosed, south-facing garden to the rear of the home is beautifully landscaped, laid mainly with lawn.







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While 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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**Council Tax**  
E (Angus Council 2026).

**EPC Rating:**  
B

**7 day Viewing Call Centre**  
By prior appointment only through our viewings call centre Ph: 01382 539 313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15 minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).



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**Note:**

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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.