



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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23 Grange Place, Monifieth, DD5 4LQ
2 Bedroomed Mid Terraced Villa



Offers Over £135,000

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2 Bedroomed Mid Terraced Villa

23 Grange Place, Monifieth, DD5 4LQ

Located on a quiet street of similar properties, this two-bedroomed mid-terraced home combines spacious living areas with generously sized bedrooms.

The property comprises of a bright and spacious lounge with fire space creating a focal point to the room and is filled with natural light from a large window overlooking the front garden. The lounge flows seamlessly into the dining kitchen, providing ample space for cooking, dining and entertaining. From here, there is direct access to the rear garden, offering an ideal setting for indoor-outdoor dining and relaxing during the warmer months as well as a lower level W.C. The accommodation is then completed on the upper level by two well-proportioned bedrooms, along with a shower room.

Situated within a popular yet peaceful street, this highly sought-after area is conveniently located close to a range of local amenities, including schools, shops, and excellent transport links.

Lounge:

This spacious and well-proportioned room features a fire space, that has the potential to create a warm and relaxing focal point to this excellent living space. A large window overlooking the front garden allows an abundance of natural light to fill the room.

Kitchen/Dining Room:

A bright space with storage provided by a range of wooden effect floor and wall storage units with room for appliances and dining. Window provides an open outlook across the garden with external door connecting to the outdoor space, making it an ideal spot for entertaining and relaxing in the warmer months.

W.C:

Located off the kitchen the w.c is a great addition to the lower level living space.

Bedroom 1:

A very spacious bright and airy double bedroom with windows overlooking the front of the home. This bedroom also benefits from access to the floored attic space via the wardrobe space.

Bedroom 2:

Another bright and spacious bedroom, with built in wardrobe and large window overlooking the rear garden.

Shower Room:

A generously sized shower room that consists of a wet room style shower, wash hand basin and W.C

Garden Areas:

Low maintenance garden areas to the front and back of the property. The garden area to the front of the home is made up of a chipped driveway and path leading to the front door of the home. To the rear of the home there is a large garden space; laid mainly with slabs keeping it a low maintenance space.

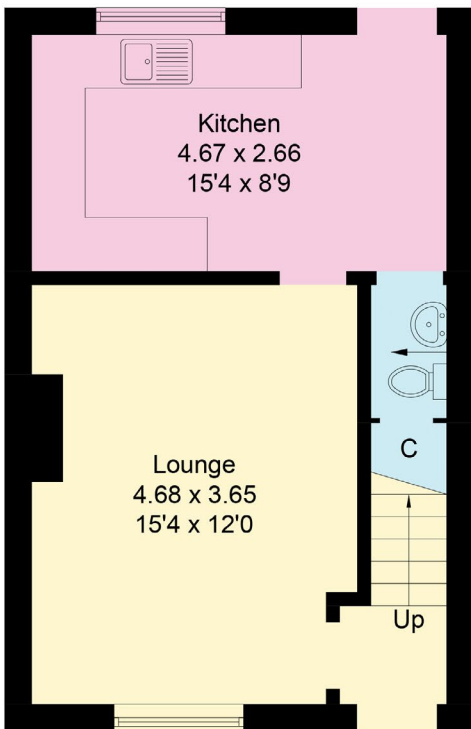




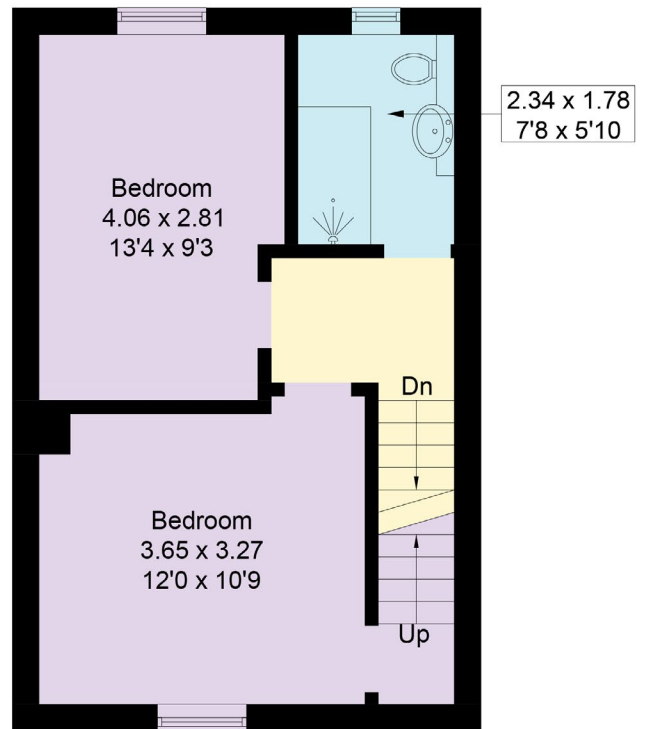


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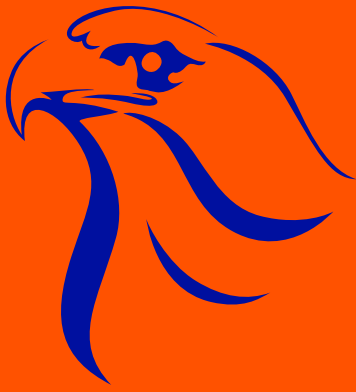


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285603)



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Council Tax Band:

B (Angus Council March 2026)

EPC Band:

C

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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