



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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www.legaleagles.tv

80F High Street Monifieth, DD5 4AG

Offers Over £115,000

2 Bedroomed Flat

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Situated within the popular coastal town of Monifieth we are delighted to offer for sale this 2 bedroomed flat which is in move-in condition. Located in a prime central location this well-presented property is a convenient distance to all local amenities including shops, schools, public transport and beach front. The property benefits from double glazing, gas central heating and would make an ideal first home or investment opportunity.

The property has been well maintained and consists of two double bedrooms, bright lounge with south facing balcony, modern kitchen and shower room. Property also benefits from off street parking to the front, communal garden and drying area to the rear plus an external store.

Entrance:

Externally, there is off street parking to the front. The property is entered through a well maintained communal entrance and Flat F is located on the 2nd floor and accessed through a upvc security door.

Lounge:

A bright and airy family room with large double-glazed door leading out to a south facing balcony giving views across the communal gardens. The room provides a comfortable atmosphere in which to relax and opens up into the modern kitchen.

Kitchen:

Leading on from the lounge, the kitchen is fitted with a variety of white gloss wall and base units providing ample amount of storage and surface space with contrasting worktops and tiled splash back, appliances include an under counter oven with 4 burner gas hob and integrated extractor with space for a free standing fridge/freezer and washing machine.

Shower Room:

The large shower room is served by a white three-piece suite incorporating w.c. and wash-hand basin within a vanity unit providing additional storage and corner shower cubicle with electric shower within.

Bedroom 1:

A generous sized, bright double bedroom with double glazed south facing window which benefits from two built-in double wardrobes as well as an additional storage cupboard.

Bedroom 2:

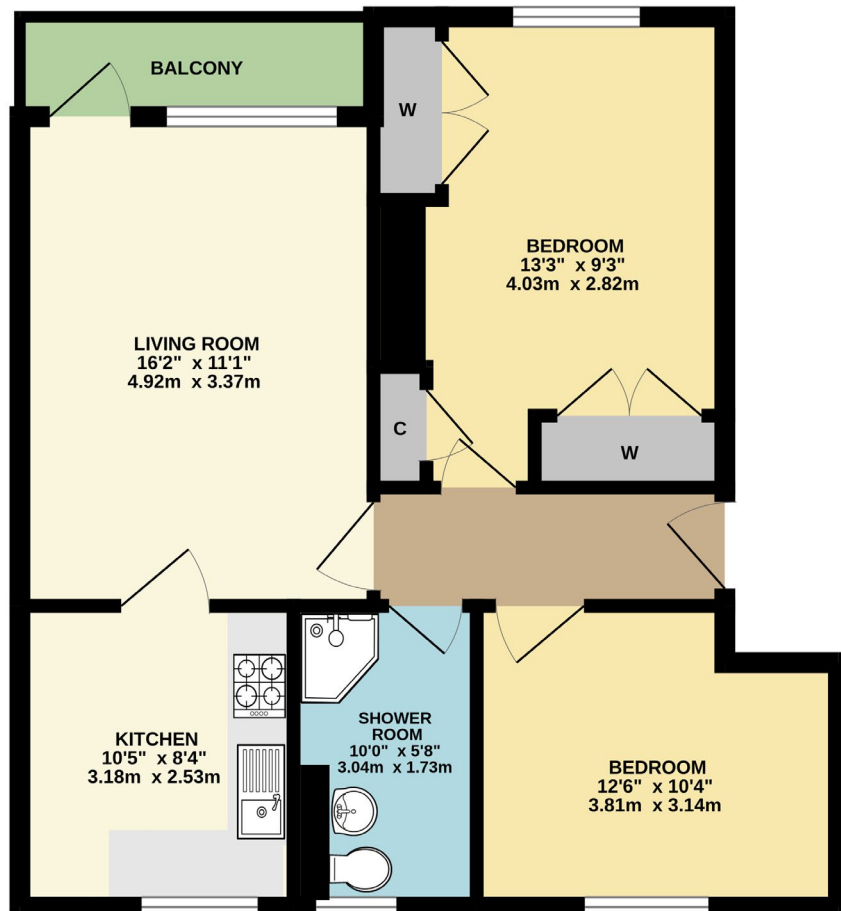
Another bright bedroom overlooking the front of the property with built in wardrobe.

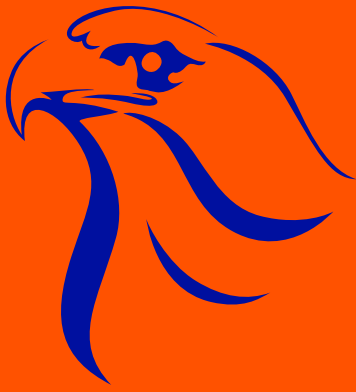












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Council Tax Band:

B (Angus Council June 2025).

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