



26 Roundyhill
Monifieth, DD5 4RZ



A two bedroom detached bungalow which has been mainly refurbished requiring cosmetic updating

2 Bed 1 Bath 1 Reception

Located in a very popular area of Monifieth this lovely bungalow will appeal to a variety of buyers both young and old. The property has been mainly upgraded with a new kitchen, shower room, double glazing and heating system with hive thermostat. Included in the sale are all fitted floorcoverings, new blinds and the integrated oven, hob and fridge freezer in the kitchen.

The accommodation comprises a bright south facing lounge with French doors leading to the rear garden, contemporary white gloss kitchen with mood lighting on the base units, modern shower room with double cubicle and gas shower and two double bedrooms with one benefitting from a walk in wardrobe.

Externally at the front of the property lies a chipped garden and a long mono-bloc driveway, with space for multiple cars, leading to the single garage which has power and light. The rear garden is south facing laid with lawn and benefits from sun throughout the afternoon and evening.

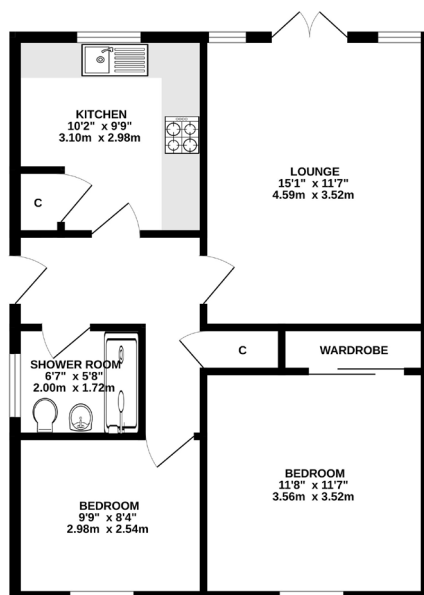
This bungalow has been mainly upgraded and now requires decoration to a buyers own tastes.

Features

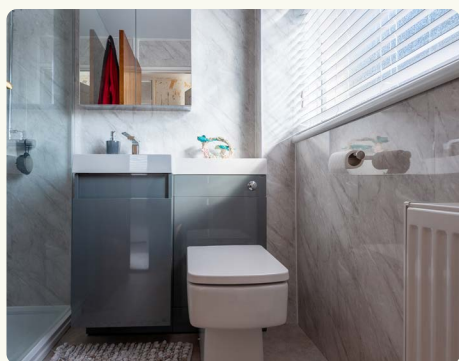
- Hallway
- Lounge
- New Kitchen
- 2 Double Bedrooms
- New Shower Room
- New Double Glazing
- New Gas Central Heating System
- New Doors
- Garage & Driveway
- Gardens
- EPC D

Offers Over £215,000

GROUND 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12/2015



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 through owners on 07873 616283 or 07850 213630

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.