






*A well maintained and presented 1-bedroom top floor flat perfect for the 1st time buyer*

 1 Bed    1 Bath    1 Reception

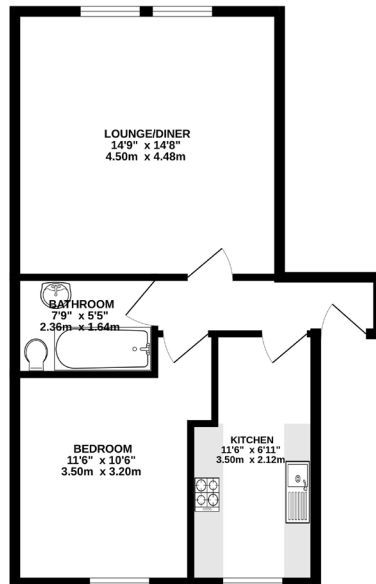
This is the perfect opportunity to purchase this well maintained and presented one-bedroom, top floor flat with views over the River Tay. Brook Street is ideally situated just a stone's throw from the beach, walking and cycle path to Broughty Ferry, restaurants, cafes, shops, supermarket and just a short drive from Dundee, Carnoustie, Arbroath and Broughty Ferry. The property offers spacious accommodation comprising a hallway, lounge with a window to the front and original ceiling cornice, kitchen with integrated hob, oven and extractor hood and space for other appliances, bedroom and bathroom with instant shower. Outside to the rear the communal garden is well maintained lawn and borders and shared washhouse. Benefits include double glazing and electric heating. Included in the sale are the fitted floor coverings and integrated kitchen appliances as detailed. This property will especially appeal to 1st-time buyers therefore early viewing is highly recommended.

### Features

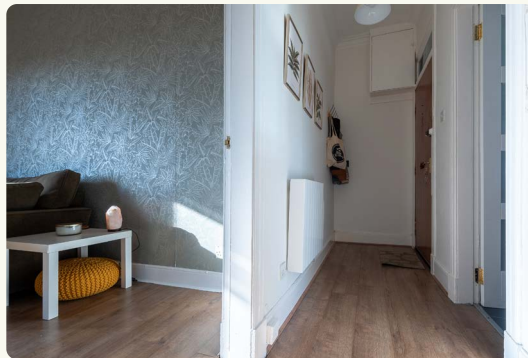
- Hall
- Bright and spacious lounge
- Kitchen
- Double bedroom
- Bathroom
- Electric heating
- Double glazing
- Shared Garden
- EPC Rating F

**Offers Over £99,000**

2ND 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 11/2020



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**

Contact Lindsays on:

📞 01382 802050

✉️ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://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.