



30 Broomwell Gardens,  
Monikie DD5 3QP



*Well presented three bedroom detached bungalow in a lovely village location.*

3 Bed   2 Bath   1 Reception

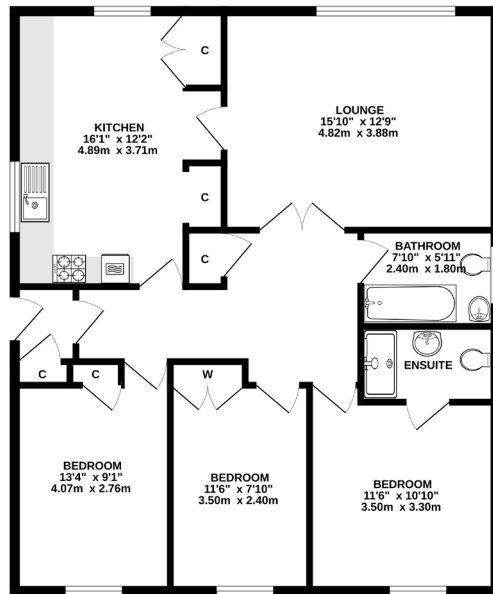
Lindsays are delighted to offer to the market this well presented three bedroom detached bungalow in a lovely village location. Broomwell Gardens is ideally situated for ease of access to a number of local amenities and is just a short distance from Broughty Ferry and Dundee City Centre. The accommodation comprises: vestibule, hallway and a bright and spacious lounge. There is a large fitted kitchen which has an island feature, and all white goods will be included in the sale. The principal bedroom has an ensuite shower room while the two further bedrooms have built in storage. A family bathroom with shower over the bath completes the accommodation. Benefits include double-glazing, oil-fired heating and a large attic space. Externally the front garden is laid with lawn and a long drive with room for multiple vehicles leads to the garage which has an electric door. The gardens to the side and rear are laid with stone chipping for ease of maintenance. This is a lovely family home that can only be fully appreciated by viewing.

### Features

- Vestibule
- Hallway
- Bright and Spacious Lounge
- Dining Kitchen
- Principal bedroom with ensuite shower room
- Two Further Good Sized Bedrooms
- Family Bathroom
- Garage
- Off Street Parking
- Garden
- Oil Fired Heating
- Double glazing
- EPC Rating D

**Offers Over £225,000**

GROUND FLOOR



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 misstatement. 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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The charming village of Monikie is situated only a few miles from Dundee City. A feature of Monikie is the Country Park which boasts reservoirs, woodland and parkland. The area provides an ideal commuting base to the City of Dundee as well as Carnoustie and Arbroath. Monikie Nursery and Primary Schools are within walking distance.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

01382 802050

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property.lindsay's.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.