



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



3 Malcolm Crescent, Monifieth, DD5 4RT

Offers Over £190,000



- Semi Detached Bungalow
- Rear Extension
- Move in Condition
- Popular Area
- Garage and Driveway
- Enclosed Gardens
- Lounge
- Diningroom
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Combi GCH;DG

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This fully modernised SEMI DETACHED BUNGALOW has been extended to include a lounge/diningroom/sunlounge with large patio doors leading out to the south west facing rear garden. The roof has been retilled and fascias replaced and there is combi gas central heating and double glazed windows and doors. The property provides spacious accommodation on one level. There is a large driveway with parking for several cars and a detached garage with power and light. The enclosed and easily maintained rear garden provides a sunny and semi private situation. There is easy access to West Grange Road and Grange Primary School and also onto the Arbroath Road dual carriageway into Dundee.

ENTRANCE HALL

Accessed from side driveway. Storage cupboard housing Worcester combi boiler.

LOUNGE/DINING ROOM/SUNROOM

A spacious open plan room with rear dining room and designated lounge with large patio doors leading out onto the south west facing rear garden. Door from dining room to adjoining kitchen.

KITCHEN

Fully fitted with modern cream wall and base units and granite effect worktops. Splash back tiling. Inset stainless steel gas hob, electric oven and filter hood. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. White goods include automatic washing machine, tumble dryer, upright fridge freezer and microwave oven. Vinyl flooring. Window and door to rear garden.

DOUBLE BEDROOM

Walk in wardrobe cupboard. Window overlooks the front garden.

DOUBLE BEDROOM

Wardrobe cupboard. Window overlooks the front garden.

SHOWER ROOM

White toilet and wash hand basin. Large walk in shower compartment with thermostat shower. Tiled floor. Recessed downlights. Opaque window.

DETACHED GARAGE

Rear garage with up and over door and power and light. A tarred driveway leads to the garage with parking for several cars. Outside water tap.

GARDENS

The front garden is laid out with stone chips and tarred parking area. The rear garden is enclosed by timber fencing and laid out with lawn, paved patio and aluminium green house.

EXTRAS

Included are all kitchen appliances. House contents included if required.

LOCATION

Off West Grange Road.

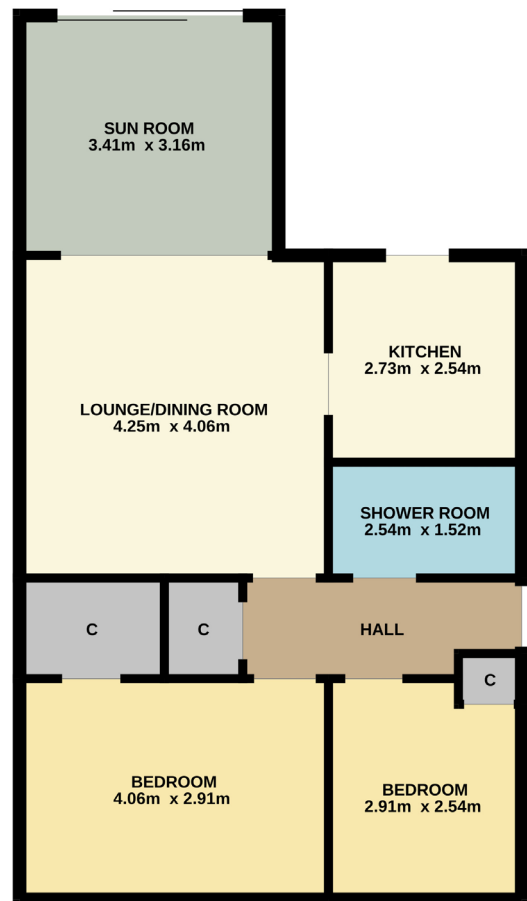
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HOME REPORT VALUATION - £190,000





GROUND FLOOR
70.0 sq.m. approx.



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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