

Connelly Yeoman



2/L 25 HIGH STREET, MONIFIETH, DD5 4AA

2ND FLOOR APARTMENT



- Traditional second floor flat
- Within a central location close to Monifieth town centre
 - Gas Central Heating and Double Glazing
 - Mutual Drying Green and area of private garden



OFFERS OVER
£135,000

Property Description

This attractive and traditional SECOND FLOOR APARTMENT offers a charming blend of character features and practical living space. Accessed via a private external staircase, the property enjoys its own sense of independence, adding to its appeal. Internally, the apartment comprises two well proportioned bedrooms, a bright and welcoming lounge, a fitted kitchen and bathroom. The home retains a number of traditional features, which enhance its character and create a warm, inviting atmosphere. Generous natural light throughout further complements the sense of space. To the rear, there is a section of private garden ground, providing a pleasant outdoor area suitable for relaxing or light gardening. The property is ideally situated on Monifieth's High Street, placing it within easy reach of a variety of local amenities. This apartment would suit a range of buyers, including first-time purchasers, downsizers, or those seeking a well-located property with character.

ACCOMMODATION:

ENTRANCE VESTIBULE, ENTRANCE HALLWAY, LOUNGE, KITCHEN, BATHROOM AND TWO BEDROOMS

ENTRANCE VESTIBULE: From an external staircase into a vestibule with tile effect flooring, a cupboard housing the electrics and a secure entry panel.

INNER HALLWAY: A welcoming hallway with high ceilings and corning. There is wood effect flooring which flows throughout the apartment.

LOUNGE: Approx. 13'11 x 16'1. With a bay window overlooking the front of the property, this light flooded room has traditional features comprising of ceiling corning and rose, and an open fires set in a tiled inlay and hearth with a wooden mantle providing a charming focal point.

DINING KITCHEN: Approx. 8'3 x 10'10. Fitted with modern base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include an electric oven with four burner hob and extractor above, fridge freezer, washing machine and slim line dishwasher. There is ample space for a dining table and chairs for casual dining and a window overlooking the rear garden.

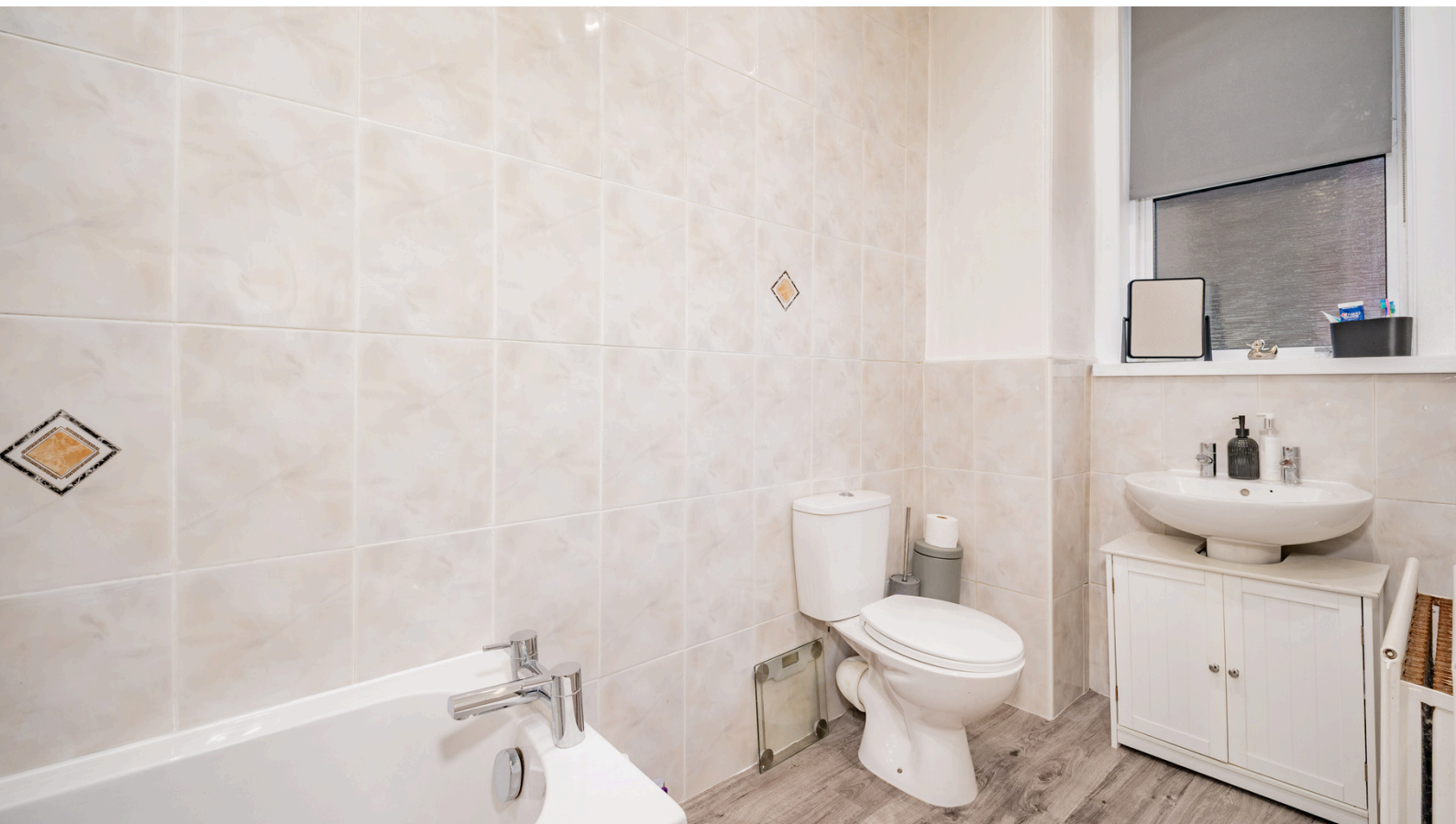


BEDROOM 1: Approx. 13'8 x 13'9. A generous front facing double bedroom with carpets to the floor and neutral décor. Tradition features include ceiling corning, a picture rail and a shallow shelved storage cupboard.

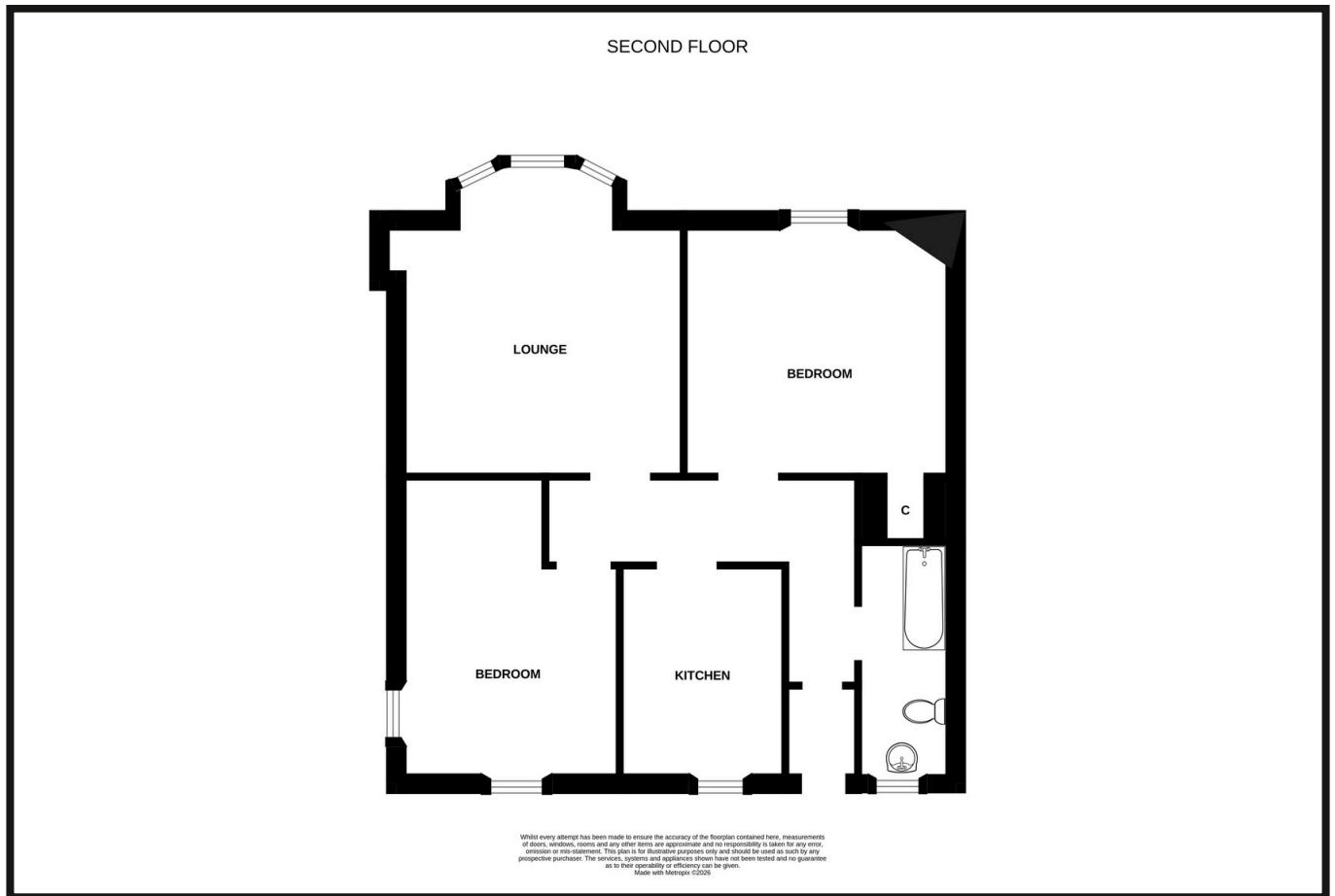
BEDROOM 2: Approx. 15'4 x 10'1. With neutral décor and carpets to the floor, this rear facing double bedroom has a shallow shelved storage cupboard with an additional built in cupboard above.

BATHROOM: Approx. 11'11 x 4'6. Fitted with a three piece white suite. There is an electric power shower above the bath, wall tiling, vinyl flooring and a rear facing opaque window.

GARDEN: To the rear there is a mutual drying area which has been mainly laid to lawn. A private section of the garden, exclusive to this apartment, has also been laid to lawn.



Property Professionals



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