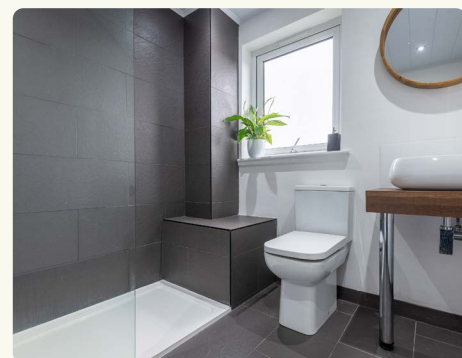







**Brawnookie,  
Craigton of Monikie, DD5 3QN**



*Spacious family home in a lovely semi-rural location set within large plot*

 3 Bed    2 Bath    3 Reception

Lindsays are delighted to bring to the market this well-presented and spacious family home, set within a generous plot in a lovely semi-rural location. The property offers flexible accommodation with bright, well-proportioned rooms and enjoys a high degree of privacy, with gardens wrapping around the house. Included in the sale are all floor coverings, light fittings and blinds where fitted, along with the white goods.

The accommodation is entered via a welcoming porch leading into the hallway, which benefits from excellent built-in storage. The generously sized fitted kitchen provides ample worktop and cupboard space and is well suited to family living. There is a separate dining room, ideal for both everyday use and entertaining. The lounge is a bright and spacious room, featuring a large window that allows plenty of natural light to flood in, along with a working coal fire. In addition, there is a further family room which offers a versatile and useful space, perfect as a snug, playroom or home office, and is enhanced by a lovely log-burning stove. A convenient ground floor WC completes the lower level. Upstairs, there are three generously sized double bedrooms, one of which benefits from built-in storage. The modern shower room is fitted with contemporary fixtures and fittings.

Externally, the property benefits from a driveway providing parking for multiple vehicles, along with a garage which includes an additional store room to the rear. The large, well-maintained gardens are fully enclosed and private, wrapping around the property and laid out in a mix of lawn, astroturf and chipstone, offering excellent outdoor space for families and entertaining.

### Features

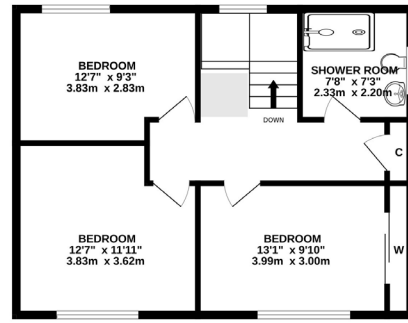
- Porch & Hallway
- Kitchen
- Dining Room
- Lounge
- Family Room
- WC
- Three Double Bedrooms
- Shower Room
- Driveway & Garage
- Gardens
- EPC Rating E

**Offers Over £275,000**

GROUND FLOOR



1ST 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.  
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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.lindsays.co.uk](http://property.lindsays.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.