



164 Ferry Road,
Monifieth DD5 4QB



Lovely three bedroom semi detached villa in a much sought after location

3 Bed 1 Bath 1 Reception

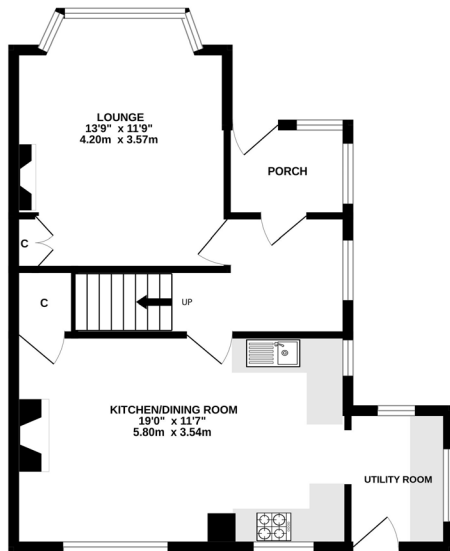
This is an excellent opportunity to purchase this lovely three bedroom semi detached villa in a much sought after location. Ferry Road is ideally situated for ease of access to a number of local amenities including being a short distance from the beach, the recently built Monifieth High campus and is in the catchment of Grange primary school. The accommodation comprises: hallway, bright and spacious lounge with bay window and feature fireplace, large dining kitchen and utility room. Upstairs there are three good sized bedrooms and family bathroom with shower over the bath. Benefits include double glazing, double glazing and attic space. Externally the gardens to the front and rear are laid mainly in lawn with a selection of mature plantings and shrubs. The timber shed will be included in the sale. This property can appeal to a number of buyers and early viewing is highly recommended.

Features

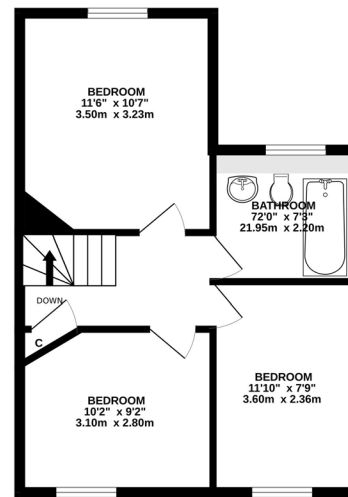
- Hallway
- Bright and spacious Lounge with bay window
- Large dining Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Utility Room
- Gas central heating
- Gardens
- EPC Rating D

Offers Over £240,000

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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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

🌐 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.