




**Thorntons**   
The right way to move

## 17 Angus Gardens

Monifieth, Angus  
DD5 4UE

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## Summary

Presenting a spacious, eco-efficient, and stylish home in coastal Monifieth, just a short commute from Dundee, this modern four-bedroom detached residence is ideally suited to family living. It offers a bright living room, a second cosier sitting room/study, and a generous open-plan kitchen, living, and dining space with direct garden access, alongside excellent storage, a principal en-suite shower room, a family bathroom, and the added practicality of a ground-floor WC and utility room. Externally, a secure garden is complemented by a powered garden room/office, whilst a large private driveway adds everyday convenience.

Extras: All fitted flooring, window coverings and light fittings will be included in the sale.

## Features

- Spacious modern detached house in coastal Monifieth
- Entrance hall with storage and WC
- Bright, comfortable living room
- Cosy sitting room/study
- Bright, integrated kitchen with a living, dining area, and garden access
- Utility room with driveway access
- Four double bedrooms with storage
- Shower room in the principal suite
- Bright bathroom with shower-over-bath
- Secure garden with a powered garden room/office
- Private large multi-vehicle driveway
- Gas central heating, solar panels, and double glazing




"A quiet residential setting less than a mile from the town centre and a short drive from local schooling, the beach, and the train station."





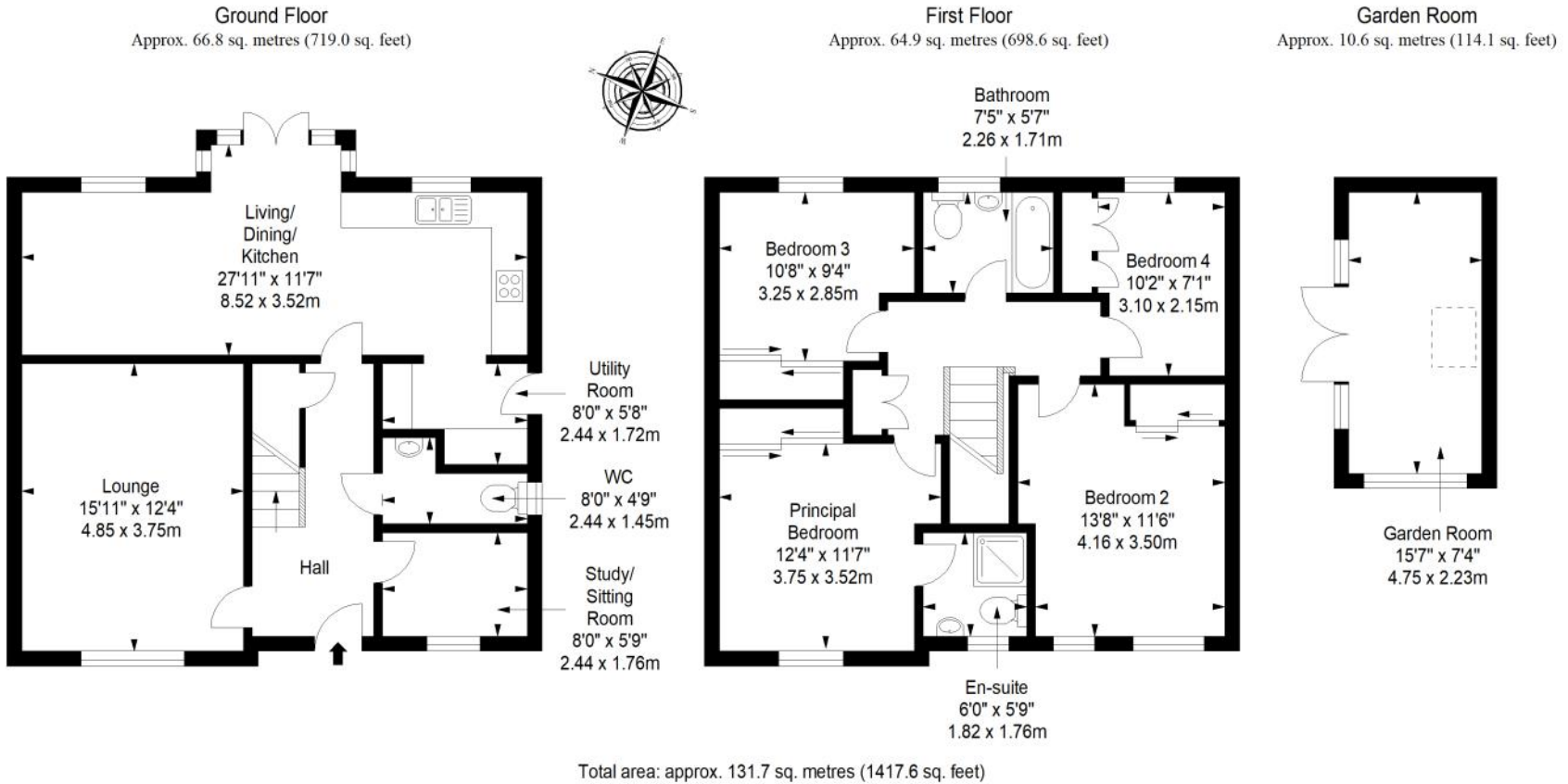




"The outstanding family home boasts solar panels, a secure garden, a powered garden room/office, and ample private parking."



# Floorplan





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