

ROBERTSON SMITH

Solicitors and Notaries

2 CORTACHY CIRCLE, MONIFIETH, DUNDEE, DD5 4RN

DETACHED BUNGALOW



OFFERS OVER £260,000.00

The property comprises a detached bungalow located within the established residential area lying to the north of central Monifieth. The accommodation, which is in excellent decorative order throughout comprises Entrance Hall, Lounge, Dining Room, Master Bedroom with Ensuite, two Further Bedrooms, Kitchen and Shower Room. The accommodation benefits from gas central heating and is fully double glazed.

Ideally located for all local amenities including schools, shops, restaurants, golf courses and beaches, the property would make an excellent family home.

Early viewing is highly recommended.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

ACCOMMODATION

Entrance: Access to the property is gained by way of a double-glazed front door which leads into a carpeted Vestibule. A part glazed door leads to the Inner Hallway which provides a warm welcoming reception area and access to all rooms. Hatch to attic which is accessed by way of a ramsay ladder. The central heating boiler is located within the roof space. Carpet. Radiator.

Lounge: (3.94m x 4.44m approx.)

This bright spacious room is located to the front of the property. Carpet. Radiator. Door to Dining Room.



Dining Room: (3.36m x 3.96m approx.)

Located to the rear of the property, this family Dining Room can be accessed either directly from the Hall or through the Lounge. Carpet. Radiator.



Master Bedroom: (3.1m x 3.86m approx.)

Located to the rear of the property is The Master Bedroom. Door to Ensuite Shower Room. Radiator. Carpet.



Ensuite:

This room features a white two piece suite comprising WC and wash hand basin. Shower cubicle with mains feed shower. The walls have been finished partly in tiling and partly with wetwall. Downlights. Vanity mirror. Radiator. Tile effect laminate flooring

Bedroom 2: (2.63m x 3.69m approx.)

Located to the front of the building is another good sized Bedroom. This room features two built-in wardrobes. Carpet. Radiator.



Bedroom 3/

Office: (2.66m x 2.77m pprox..)

Suitable as a child's Bedroom, the third Bedroom can be readily adapted for alternative uses depending on the purchaser's requirements. Built-in wardrobe. Carpet. Radiator.



Kitchen: (2.89m x 2.94m approx.)

This room has been attractively fitted out with modern units and contrasting worktops. Stainless steel sink with mixer tap. Integrated appliances comprise oven, hob, microwave, fridge and dishwasher. Carpet. Downlights. Door to rear garden.



Bathroom

This room features a two piece white suit comprising WC and wash hand basin with corner shower cubicle. Mirror with shaver point. Partially tiled and partial wet wall finish. Lined ceiling with downlights. Laminate flooring. Radiator



Externally:

The front garden is laid mainly in grass and a monoblock driveway provides access to a carport and garage, while also providing additional off street parking. The rear garden is again laid in a mixture of grass and slabs for ease of maintenance.



Home Report: To access the Home Report for this property go to <https://homereports.survpoint.co.uk/zgv295q95e>

Alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602).

Viewing: Telephone the owner on 07999 407373 or contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

EPC Rating: C

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.