






6 Lockett Place,
Monifieth DD5 4UQ



Immaculately presented four bedroom detached villa in a much sought after location

 4 Bed  2 Bath  2 Reception

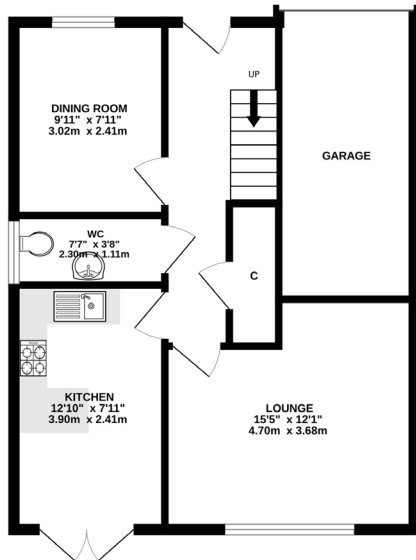
Lindsays are delighted to offer to the market this immaculately presented four bedroom detached villa in a much sought after location. Lockett Place is set within a modern development of similar style homes and is ideally situated for a number of local amenities. This includes highly regarded schooling on both a primary and secondary level. The property is offered to the market in move in condition and comprises on the ground floor: reception hallway and a bright and spacious lounge. Beautiful breakfasting kitchen with integrated appliances and patio doors leading to the rear garden. There is a separate dining room and WC to complete the ground floor. Upstairs the principal bedroom has built in wardrobes and ensuite shower room. There are three further double bedrooms one of which has built in wardrobes and family bathroom. Benefits include double glazing, gas central heating, attic space and solar panels. Externally there is a small garden to the front and a monoblock drive leading to the integral garage. The rear garden is fully enclosed and is laid with a combination of astroturf and paving. Early viewing is highly recommended to fully appreciate the home on offer.

Features

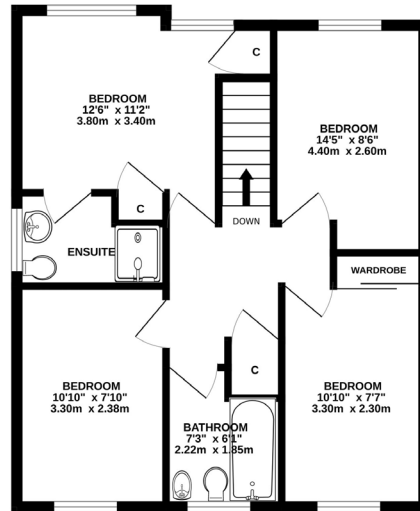
- Reception Hallway
- Bright and spacious Lounge
- Breakfasting Kitchen
- Dining Room
- Principal bedroom with fitted wardrobes and ensuite shower room
- Three Further Double Bedrooms
- Family Bathroom
- WC
- Gardens
- Garage
- Drive
- EPC Rating B

Offers Over £330,000

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.