



57A Broomwell Gardens,
Monikie DD5 3QP



Extended four bedroom detached bungalow in a lovely village location

4 Bed 1 Bath 2 Reception

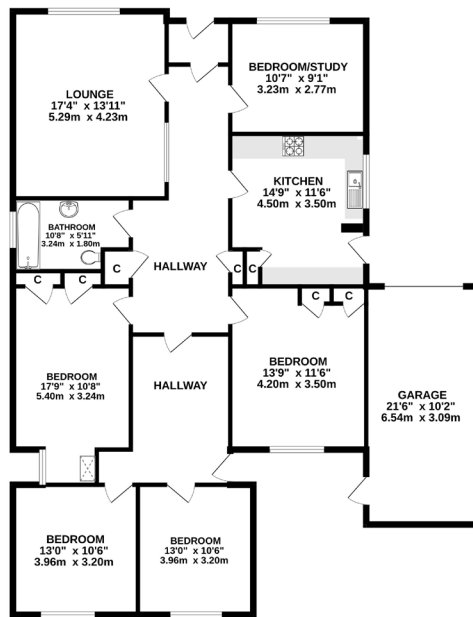
Lindsays are delighted to offer to the market this extended, four bedroom detached bungalow in a lovely village location. Broomwell Gardens is ideally situated for ease of access to a number of local amenities and is just a short distance from Broughty Ferry and Dundee City Centre. The property offers versatile accommodation and comprises: hallway with ample storage and a bright and spacious lounge. There is a separate dining room which is currently being used as a home office and breakfasting kitchen. There are four double bedrooms and a family bathroom with shower over the bath. A large central hallway area could be utilised for a number of uses including a study area. Benefits include double glazing, electric heating and a large attic space. Included in the sale will be the white goods, wardrobes and three timber sheds. Externally there is a driveway with room for multiple vehicles leading to the garage. The wrap around gardens are a combination of lawn, patio and a number of mature plantings. Early viewing is fully recommended to fully appreciate the size and location of the home on offer.

Features

- Hall with storage
- Bright and spacious Lounge
- Dining Room
- Four Double Bedrooms
- Breakfasting Kitchen
- Family Bathroom
- Electric Heating
- Double glazing
- Garage
- Gardens
- EPC Rating D

Offers Over £270,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

✉ 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.