






33 Margaret Lindsay Place,
Monifieth, DD5 4RD



Detached family villa in move-in condition, set in a quiet cul-de-sac offering spacious accommodation

 4 Bed  3 Bath  1 Reception

This detached family villa situated in a quiet cul-de-sac is presented to the market in move-in condition, offering spacious family accommodation. Margaret Lindsay Place is ideally situated for ease of access to a number of local amenities including schools, shops and sporting facilities and within easy reach of other towns via the A92 dual carriageway. The accommodation on the ground floor comprises an entrance hall with cupboard below the stairs, bright lounge with bay window, delightful open plan kitchen/dining/family room with integrated hob, double oven, microwave, extractor hood, fridge, freezer and dishwasher with doors opening out to the garden, utility room, wc, four bedrooms, two with fitted wardrobes, two en-suite shower rooms and a family bathroom. Outside rear garden is fully enclosed with areas of lawn and paved patio providing the perfect spot in which to relax and entertain, whilst the front garden is laid with lawn and borders and driveway providing off-street parking leading to the garage. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings (Amtico on the ground floor), window blinds (where fitted), integrated kitchen appliances as detailed, all white goods, and garden shed.

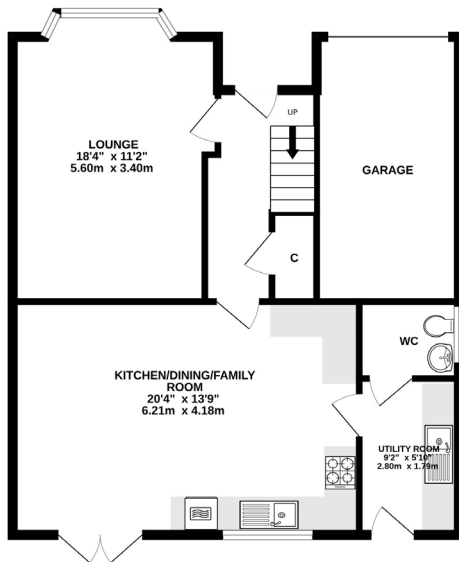
The property is perfect for the growing family and early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

Features

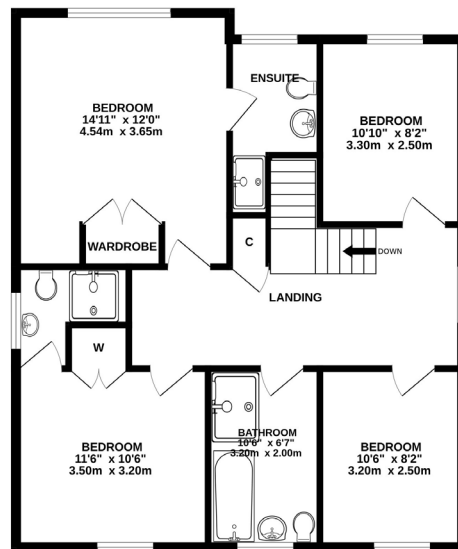
- Entrance hall
- WC
- Lounge
- Kitchen/dining/family room
- Utility room
- Four bedrooms
- 2 x en-suites
- Bathroom
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating B

Offers Over £370,000

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 Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.