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DD5 ESTATE AGENTS

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3 Bedroomed Detached Bungalow
10 Roundyhill, Monifieth, DD5 4RY

Offers Over £275,000

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3 Bedroomed Detached Bungalow

10 Roundyhill, Monifieth, DD5 4RY

Set within a peaceful residential pocket in the highly desirable coastal town of Monifieth, this spacious and beautifully presented three-bedroom bungalow offers comfortable modern living, ideally suited to families, downsizers, or those seeking the ease of single-level accommodation.

Immaculately maintained throughout and flooded with natural light, the home enjoys a bright and welcoming atmosphere from the moment you step inside. The generously sized lounge features a large front-facing window, creating a warm and inviting space to relax or entertain. A modern fitted kitchen opens directly onto the well-maintained rear garden, providing the perfect setting for outdoor dining and summer gatherings. The property further benefits from a contemporary family bathroom with a useful utility cupboard, along with three well-proportioned bedrooms offering excellent storage throughout.

Externally, the home boasts well-kept front and rear gardens designed for low-maintenance living, ideal for relaxing, gardening, or entertaining during the warmer months. A large driveway provides ample off-street parking, while the workshop and separate shed offer excellent additional storage and practical workspace.

Located within a sought-after yet peaceful community, the property is conveniently close to a range of local amenities, highly regarded schools, shops, and excellent transport links. Adding further appeal, planning permission has already been granted for an upstairs extension, offering fantastic potential for future expansion and added value.

Lounge:

This spacious, well-proportioned room offers a wonderful sense of openness and is bathed in natural light from a large window overlooking the front of the home.

Kitchen:

A beautifully bright and spacious kitchen fitted with an excellent range of contemporary wall and base units, complemented by stylish wood-effect worktops offering both practicality and modern appeal. Overlooking the secluded rear garden, the window fills the space with natural light while providing a pleasant open outlook. Integrated appliances include a tower oven, four-burner gas hob with overhead extractor, and dishwasher, with ample space for a large American-style fridge freezer. An external door provides direct access to the rear garden, creating the perfect flow for outdoor dining, entertaining, and relaxing during the warmer months.

Bathroom:

A generously sized family bathroom that consists of a bath with contemporary dual head rainfall shower overhead, w.c and wash hand basin within a vanity unit providing excellent additional storage. The space is stylishly finished with tile and high-quality LVT flooring, creating a clean, modern aesthetic.

Bedroom 1:

A spacious and beautifully bright double bedroom enjoying a peaceful outlook over the secluded rear garden. Filled with natural light, this inviting room further benefits from a large built-in wardrobe with sliding doors, providing excellent storage space.

Bedroom 2:

Another generously proportioned and light-filled bedroom, featuring a large front-facing window that creates a bright and airy atmosphere. The room also benefits from a built-in wardrobe, offering practical and convenient storage.

Bedroom 3:

A well-sized and versatile bedroom overlooking the rear garden, with plenty of natural light enhancing the space. Ideal as a child's bedroom or stylish home office.

Garden Areas:

Attractive and thoughtfully designed low-maintenance gardens are located to both the front and rear of the property. To the front, a substantial stone-chipped driveway provides ample off-street parking alongside a neatly maintained lawn area, creating an inviting first impression.

The rear garden has been beautifully landscaped to offer the perfect balance of relaxation and entertaining space, featuring a well-kept lawn and decorative stone-chipped areas ideal for outdoor seating and summer gatherings. Bordered by mature trees, the garden enjoys a high degree of privacy and provides a peaceful, secluded backdrop to the home.

Workshop:

Set within the rear garden the workshop is an excellent additional space to the home with light and power.





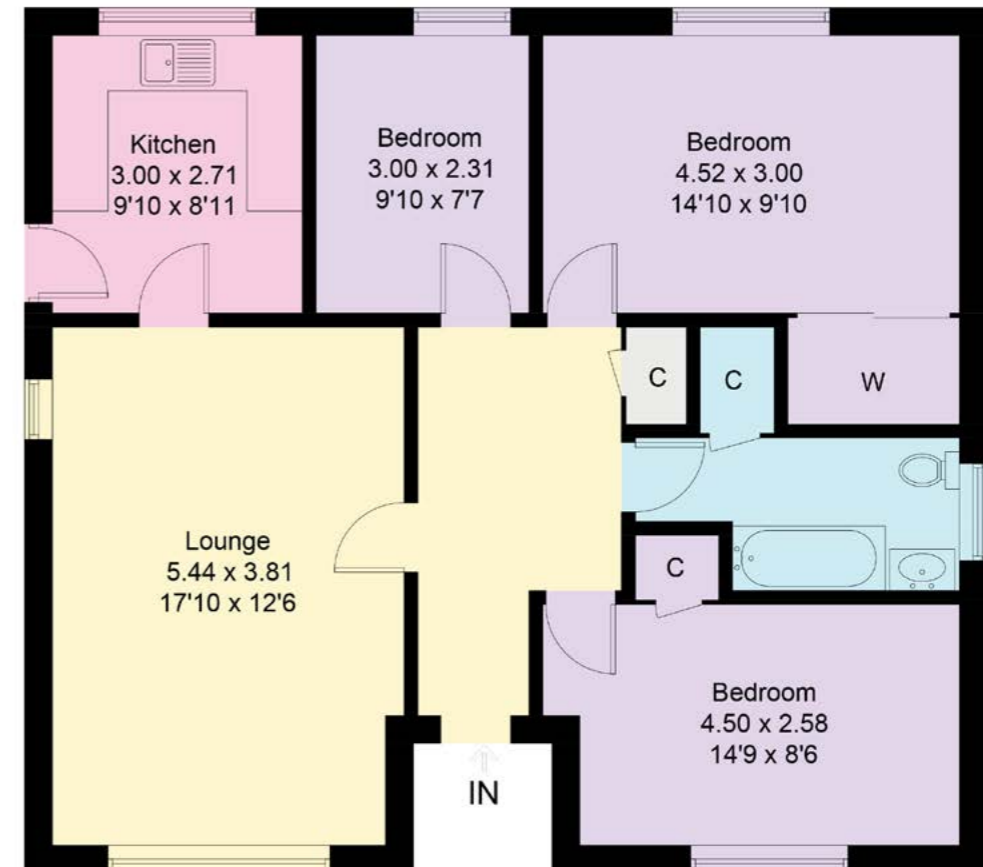
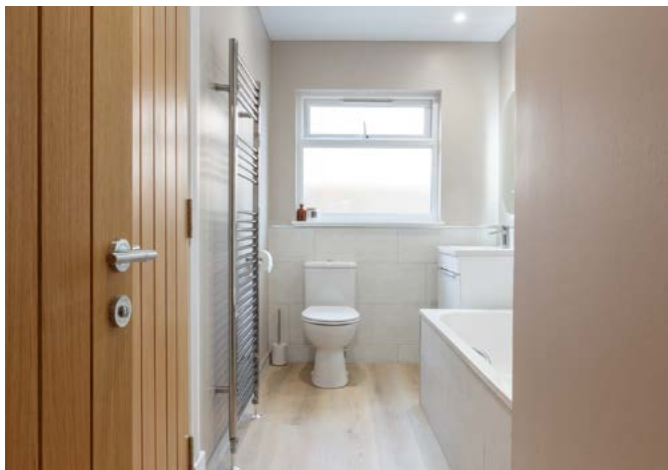
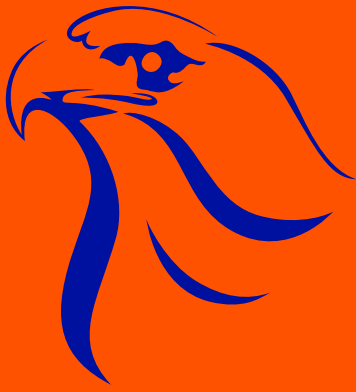


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301990)



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Planning Permission:

Planning permission in place offering potential for future expansion (REF: 23/00645/FULL)

Council Tax Band:

D (Angus Council _May 2026)

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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