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**30 ANGUS DRIVE, MONIFIETH, DD5 4UA  
OFFERS OVER £250,000**

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**HOME REPORT VALUATION**    **£250,000**

**EPC RATING**

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This beautifully presented three-bed semi-detached villa, constructed by Barratt Homes in 2019, is set within a popular modern development in Monifieth — a highly sought-after coastal town known for its excellent local schooling, convenient transport links and close proximity to Dundee. The area offers a fantastic balance of suburban living with easy access to shops, parks and the waterfront, making it particularly appealing to families and professionals alike.

The property enjoys a neat frontage with off-street parking, providing practicality for modern living, while maintaining an attractive kerb appeal in keeping with the surrounding development.

Internally, the home opens into a welcoming hallway finished with contemporary laminate flooring extending through the ground floor, a generous under-stair cupboard offering excellent storage and a further cupboard housing the fuse box. The lounge is positioned to the front and provides a stylish yet comfortable living space, enhanced by a bespoke black wood media wall and quality blinds.

To the rear, the property features an impressive open-plan kitchen and dining space, designed very much with modern living in mind. The kitchen is fitted with sleek grey gloss wall and base units, complemented by a breakfast bar, and includes a gas hob, oven and integrated fridge freezer. The dining area also incorporates a wood panel media wall and benefits from a patio door opening directly onto the rear garden, allowing for a bright and sociable environment ideal for both everyday living and entertaining. A particularly useful utility cupboard is accessed from this area, providing space for white goods such as a washing machine and tumble dryer, while also housing the boiler.

The ground floor is completed by a WC featuring wood panelling and decorative floating shelving.

Upstairs, the hallway is carpeted and includes an attic hatch along with a useful linen cupboard for additional storage. The principal bedroom is positioned to the front and features carpet flooring and built-in wardrobes with mirrored sliding doors. This room also benefits from its own en-suite shower room, fitted with linoleum flooring, a shower enclosure and a medicine cabinet.

Bedroom two is a good-sized double room overlooking the rear garden and is enhanced by fitted wardrobes and drawer units that integrate seamlessly into the space. Bedroom three, also rear-facing, offers flexibility for use as a bedroom, nursery or home office.

The modern family bathroom is fitted with wood-effect linoleum flooring and includes a bath with overhead shower, tiled surround and a medicine cabinet, completing the accommodation.

Externally, the rear garden has been thoughtfully landscaped to create a highly usable outdoor space, with a patio area leading to a raised lawn, as well as a decking section with pergola—ideal for relaxing or entertaining. A large shed provides excellent additional storage.



