



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

12-14 Maule Street, Monifieth  
Angus, DD5 4JN

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**2 Bedroomed Semi- Detached Cottage**  
**21 Well Street, Monifieth, DD5 4AT**

**Offers Over £150,000**

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**DD5** ESTATE AGENTS

## **2 Bedroomed Semi- Detached Cottage**

**21 Well Street, Monifieth, DD5 4AT**

Situated within one of Monifieth's most sought-after locations, this traditional two-bedroom stone-built bungalow offers an exciting opportunity to create a wonderful home close to a fantastic range of local amenities. Ideally positioned within easy reach of Monifieth Golf Links, the beach, community centre, local shops, and excellent bus and rail transport links, the property is perfectly suited to a variety of buyers looking for their next home in a desirable coastal setting.

Full of character and potential, the property offers spacious accommodation throughout and provides the ideal canvas for modernisation and upgrading to suit individual tastes and requirements. The home currently comprises of a bright lounge, kitchen, two well-proportioned bedrooms and a shower room, with excellent scope to reconfigure or enhance subject to the necessary consents.

Externally, the property benefits from private garden grounds, offering excellent potential for landscaping and outdoor entertaining. The desirable location, combined with the charm of a traditional stone-built home, makes this a rare opportunity for buyers seeking a property with both character and future potential.

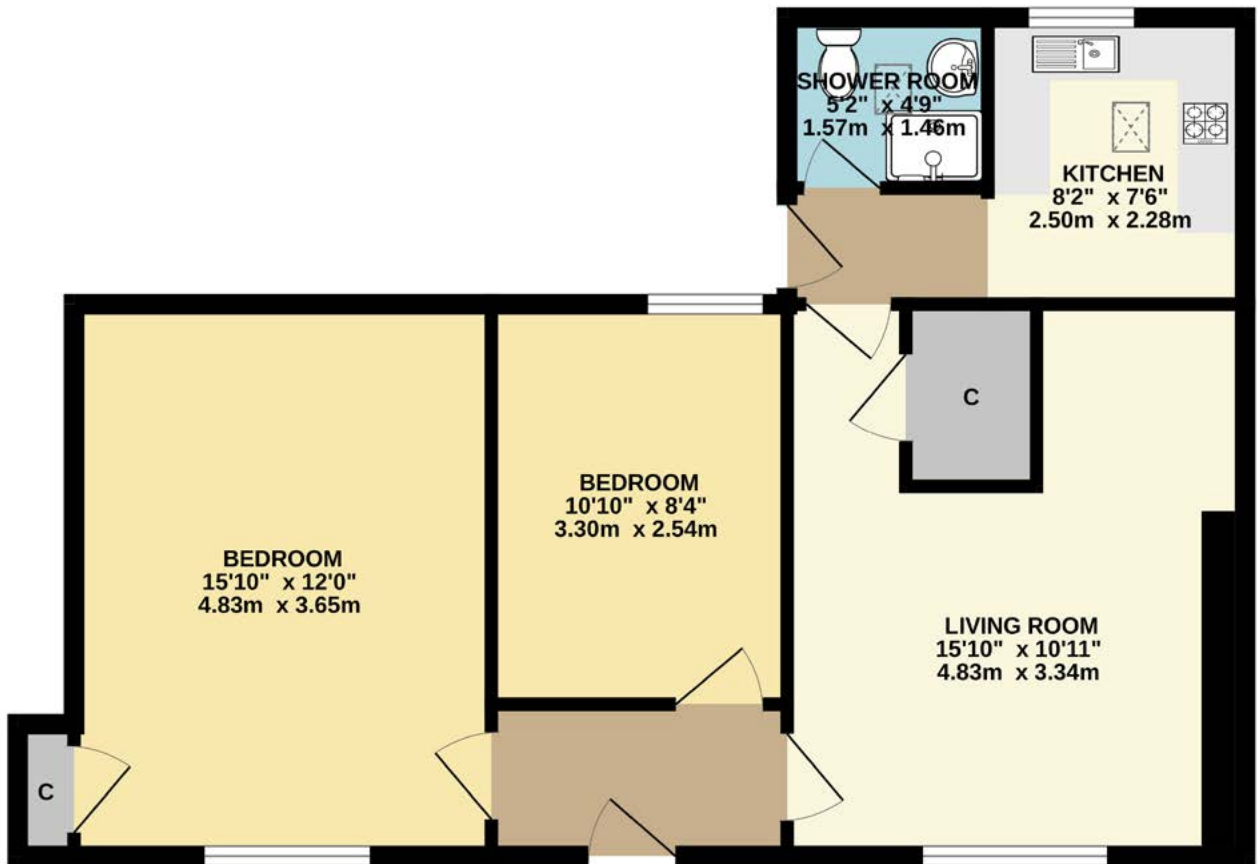
- **Sought After Location**
- **2 Bedrooms**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Rear Garden**

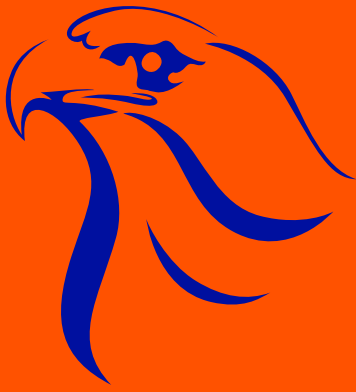












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## SOLICITORS & ESTATE AGENT

**Council Tax Band:**

B (Angus Council May 2026).

**EPC Band:**

D

**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](mailto: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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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.  
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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