



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



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6 Dalhouse Street, Monifieth, DD5 4AY

Offers Over £270,000

3 Bedroomed Period Style Home

DD5 ESTATE AGENTS

3 Bedroomed Period Style Home

6 Dalhousie Street, Monifieth, DD5 4AY

This immaculately presented stone-built family home is set within a sought-after residential area of Monifieth, offering an exceptional blend of period charm, modern comfort, and generous living space. Thoughtfully upgraded and beautifully modernised throughout, the property retains a wealth of original character features. Every enhancement has been carefully considered to complement the home's age and architectural style, creating a seamless balance between timeless character and contemporary living.

Ideally located close to highly regarded schools, shopping facilities, leisure amenities, the beachfront and excellent transport links this impressive home is perfectly suited to modern family living.

Upon entering, you are welcomed by a bright and inviting entrance vestibule and hallway, complete with a large storage cupboard for added convenience. The spacious lounge is flooded with natural light from a stunning corner bay window and features a beautiful art nouveau fire surround, creating a focal feature to the room. To the rear of the property is a large contemporary kitchen and dining area, thoughtfully designed for modern lifestyles and providing direct access to the rear outdoor space. The ground floor accommodation is completed by a versatile double bedroom, ideal for family living or home working.

Upstairs, the property continues to impress with two generously sized double bedrooms and a stylish modern shower room featuring underfloor heating and an attractive period-style window, perfectly combining character with contemporary luxury.

Entrance Hall:

The bright and welcoming entrance hall is accessed via a upvc external door that leads into a vestibule before entering the main entrance hall of the home. This inviting space provides access to the main living areas, the versatile ground floor bedroom, as well as the dining kitchen and convenient storage cupboard.

Lounge:

An exceptionally spacious and beautifully proportioned lounge, flooded with natural light from the impressive corner bay window. Offering ample space for all the family, the room's striking focal point is an elegant Art Nouveau-style fireplace surround, adding both character and charm.

Kitchen/ Dining Room:

A bright and modern kitchen filled with natural light from two large windows overlooking the garden, along with a uPVC external door providing direct access to the outdoor space. The kitchen offers excellent storage through a comprehensive range of wall and base units, complemented by stylish worktops and tiled splashbacks. Designed to flow effortlessly into the adjoining dining area, this space is perfectly suited to both everyday family living and entertaining.

Bedroom 3:

A flexible ground floor room overlooking the front garden, currently set up as a home office and second lounge. This versatile space would also make an ideal bedroom or playroom, depending on family needs.

Upper Level

Bedroom 1:

A generously sized and beautifully appointed bedroom featuring built-in sliding wardrobes that provide excellent storage. The bedroom also benefits from a bay window which shines natural light into the room.

Bedroom 2:

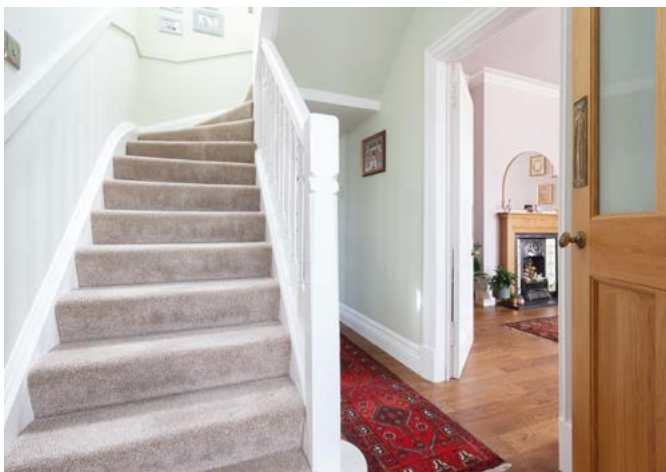
Another bright and generously sized double bedroom overlooking the front of the home.

Shower Room:

A bright and well-presented shower room finished to a high standard. This luxurious space benefits from a large walk in shower, w.c and basin within a vanity unit. The Shower room also benefits from under floor heating and features an arched opaque window.

Garden Areas:

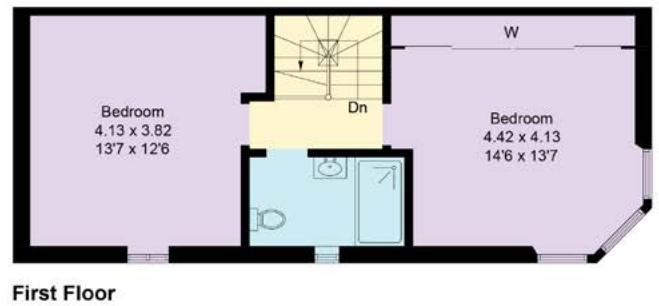
The outdoor space at 6 Dalhousie offers the perfect balance of private and communal living. The private garden area has been thoughtfully designed for low-maintenance enjoyment, featuring attractive astro turf, while the generously sized communal gardens are beautifully maintained with expansive lawns, garden sheds, and convenient bin storage. A gated pathway connects the private outdoor space to the communal gardens, providing easy access to the sheds, bin storage, and the side of the property.

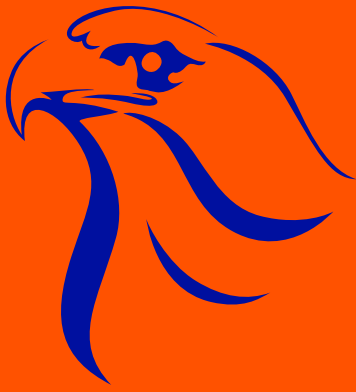












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Council Tax Band:

D (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 (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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