

Connelly Yeoman



**45 HILL STREET MONIFIETH
BY DUNDEE DD5 4DH**

**SEMI DETACHED
BUNGALOW**



- Attractive Semi Detached Bungalow enjoying an elevated position with southerly views
- Ideally located in a very sought after area within easy reach of central Monifieth amenities
 - Gas Fired Central Heating, Double Glazing, built-in storage wardrobes
 - Mature Gardens to the front and rear, driveway leading to the Single Garage



OFFERS OVER
£210,000

Property Description

This attractive 2 Bedroom SEMI DETACHED BUNGALOW enjoys an elevated, south-facing aspect and is located in a sought after area of Monifieth, within easy reach of all the amenities and services that the town has to offer, including a great range of local shops and a national supermarket, various food outlets/convenience stores, cafes and takeaways, chemist, a Health Centre and is also within easy reach of the very popular seafront area offering coastal and beach walks. There are also excellent Golf courses located close-by. The property is presented in good condition having been well maintained by the current owners, with the benefits of Gas fired central heating and Double glazing, Initial entry is into the Hallway, there are two good sized Bedrooms, a modern Shower Room, bright and spacious Lounge, and a modern, well appointed Dining Kitchen. Externally, the front garden is staged on the elevation, with access steps, and laid out with mature shrubs and bushes; a tarmac driveway to the side of the property offers off-street car parking and leads to the adjoining Single Garage. The enclosed rear garden is neatly laid out to lawn, with mature shrubs, bushes and plants, all fence enclosed. Overall, this property would suit a variety of buyers and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, SHOWER ROOM, 2 BEDROOM, LOUNGE, DINING KITCHEN.

ENTRANCE HALLWAY: A welcoming Hallway which has wood-effect flooring, flowing through into the Bathroom; Built-in storage cupboard (housing the electrics); access from the Hallway into the two Bedrooms, Shower Room, Lounge and Kitchen; ceiling hatch access into the loft space.

BEDROOM 1: Approx. 10'3 x 15'8. A bright and spacious double size Bedroom, with a front-facing picture window allowing for lots of natural sunlight into the room; neutral decor and fitted carpeting; one wall has built-in wardrobes with mirror doors; CH Radiator.

SHOWER ROOM: Approx. 5'7 x 8'4. A modern, well fitted out Shower Room comprising a two piece white bathroom suite set within a vanity unit with storage below; double shower enclosure housing a mains shower with rainfall shower head; wet wall panel finish throughout; wall mounted mirror bathroom cabinet; chrome heated CH towel radiator; ceiling downlights; wood-effect flooring; opaque glazed window for light and ventilation.

BEDROOM 2: Approx. 8'9 x 10'. A well proportioned second Bedroom, with a side-facing window; neutral decor and fitted carpeting; built-in double wardrobe (s); CH Radiator.

LOUNGE: Approx. 16'10 x 12'6. This is a lovely bright and spacious Lounge, with a large front-facing picture window and a further rear-facing window allowing for lots of natural light into the room; neutral decor and fitted carpeting; focal point fireplace with a wooden mantle incorporating an Electric Fire on slate-effect inlay/ hearth; a door leads off into the Dining Kitchen.



DINING KITCHEN: Approx. The Kitchen is a good space and is well appointed, fitted with a range of modern base and wall mounted units in a high gloss finish with co-ordinated wood-effect work surfaces and a stainless steel sink with mixer tap; **Built-in kitchen appliances to include:- Electric Oven, integrated Microwave; 4 burner Gas Hob with extractor hood above;** plumbing and space for an automatic washing machine and slim-line dishwasher; space for a full height fridge/freezer (these appliances may be for sale by separate negotiation); cupboard housing the Gas central heating boiler; CH Radiator; rear-facing window overlooking the rear garden and external access door out into the garden.

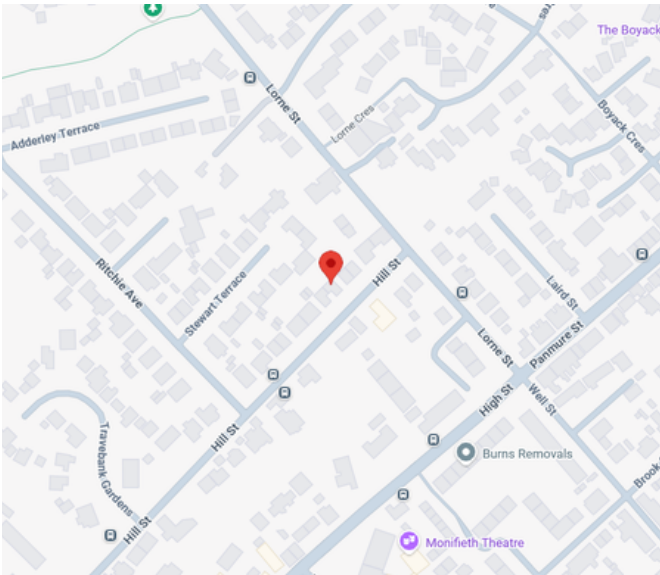
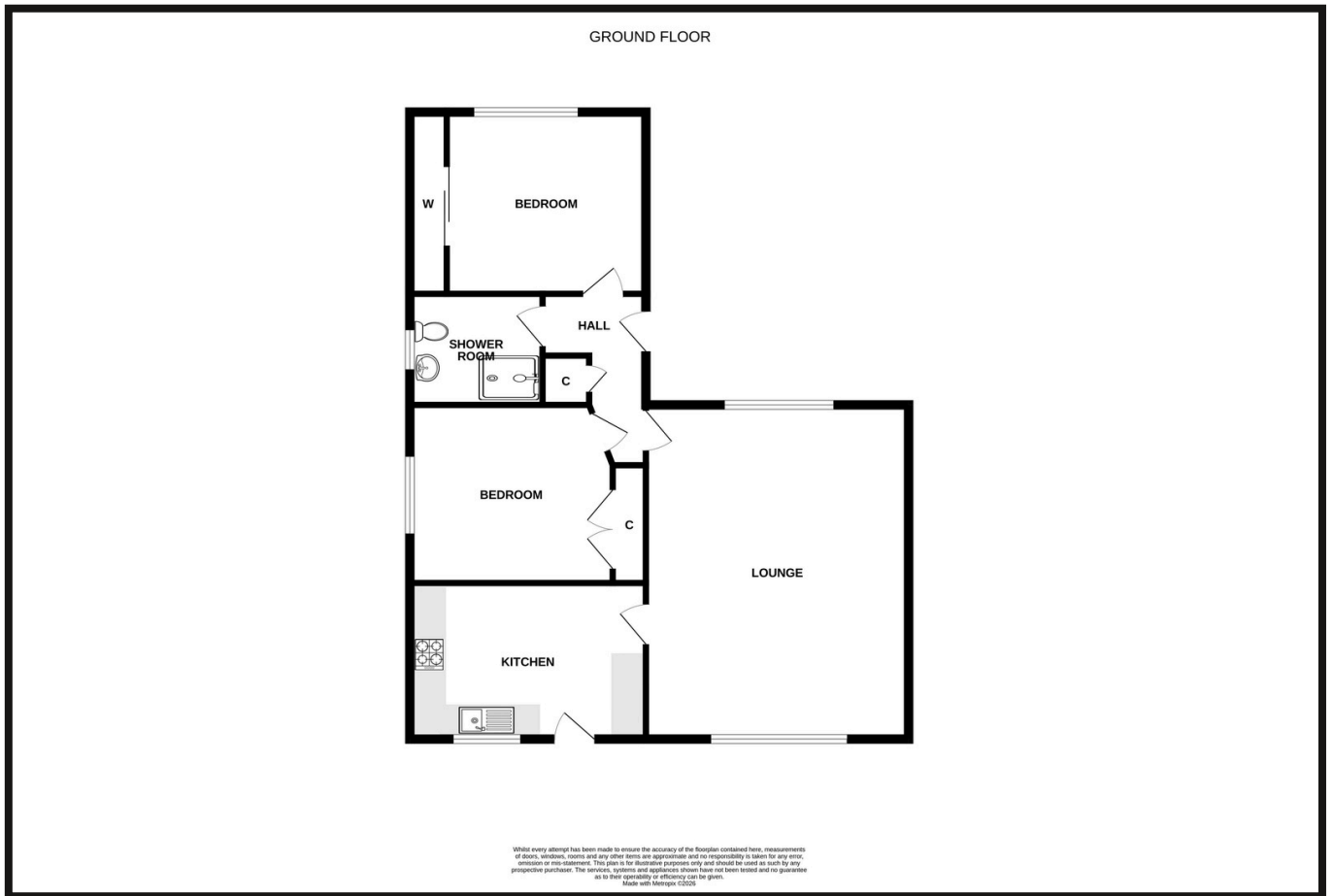
GARDENS: The front garden is staged on the south-facing front elevation, with access steps, and laid out with mature shrubs and bushes; a pathway leads around to the front door; tarmac driveway to the side of the property offers off-street car parking and leads to the Single Garage.

SINGLE GARAGE: Adjoining the property, with up and over front door; power and light; workshop area with work bench.

The rear garden is all laid to lawn, with a paved pathway down the middle down to the back of the garden; mature shrubs, bushes and plants; fence boundaries; rear door access into the back of the Garage.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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