



Exceptionally spacious, well maintained detached house close to schools and amenities perfect for the growing family

4 Bed 2 Bath 3 Reception

This exceptionally spacious, detached house has been well maintained and presented by the present owner to offer perfect accommodation for the growing family seeking a home in a central location. The property is ideally situated for ease of access to a number of local amenities including shops, schools and leisure facilities and within easy reach of other towns either by car or by regular public transport. The accommodation comprises on the ground floor: an entrance vestibule, front and rear hallways, sitting room, dining room, kitchen/breakfast room with integrated extractor hood and dishwasher, a range cooker and space for fridge/freezer, double bedroom with fitted wardrobes and an ensuite shower room, and a separate wc/cloakroom. On the upper floor there is the main lounge with spectacular views over the river, three further double bedrooms, and the 4-piece family bathroom. Outside the property has a good-sized garden to the rear with areas of lawn and paved patio with a summerhouse. The front garden is laid with lawn and borders, along with off-street parking for around 5 vehicles. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed, range cooker and summerhouse.

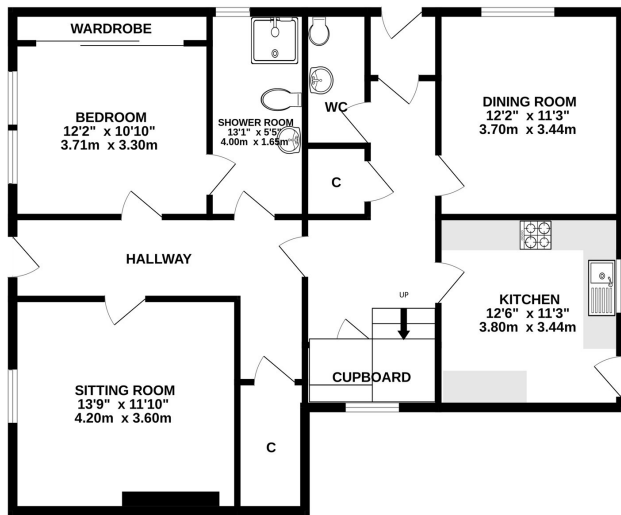
The property is expected to be popular with buyers therefore early internal viewing is highly recommended to fully appreciate the size and layout, and to avoid disappointment.

Features

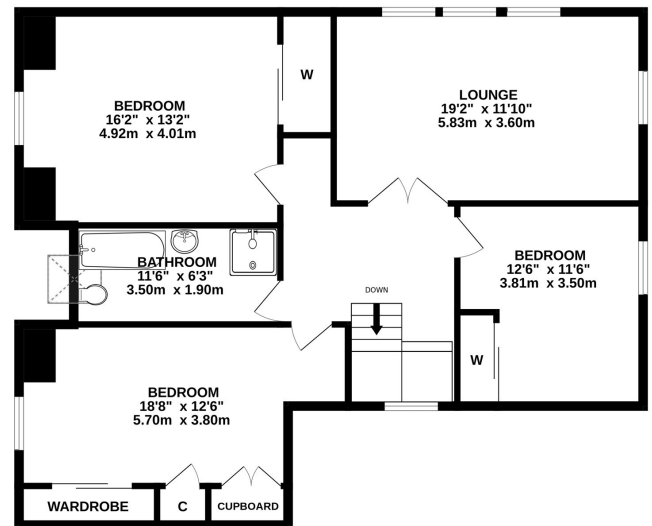
- Entrance vestibule
- Front & rear hallways
- Lounge with river views
- 2 further public rooms
- Kitchen/breakfast room
- Four bedrooms (1 x E/S)
- WC, shower room & bathroom
- Gas central heating
- Double glazing
- Gardens & Parking
- EPC Rating D

Offers Around £370,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes' drive from the championship course at Carnoustie. There are two primary schools and a high school with an

excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Monifieth Station.

Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01382 802050

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.