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SOLICITORS & ESTATE AGENT

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**4 Bedroomed Semi-Detached Home**  
**Rose Villa, 10 Ferry Road, Monifieth, DD5 4NT**

**Offers Over £325,000**

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**DD5** ESTATE AGENTS

# 4 Bedroomed Semi-Detached Home

## Rose Villa, 10 Ferry Road, Monifieth, DD5 4NT

Situated within the highly sought-after coastal town of Monifieth, we are delighted to present this superb semi-detached stone-built villa, offering an exceptional blend of period charm, character features, and generous living accommodation. Ideally positioned close to highly regarded schools, local 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 leading into the main reception hallway, which provides access to the principal living areas, a ground-floor bedroom, and a striking staircase featuring traditional twisted banister and spindles. Natural light floods the space from a large Velux window above, enhancing the sense of openness and character.

The spacious lounge is beautifully presented and bathed in natural light from an impressive bay window. Featuring decorative panelling around the windows, ornate cornicing, and a stunning fireplace with an attractive surround, this elegant room provides a wonderful focal point for family life and entertaining.

To the rear of the property lies a generous contemporary dining room, which flows seamlessly into the traditional kitchen. The kitchen is fitted with a breakfast bar, providing an ideal space for informal dining, while patio doors open directly onto the rear garden, creating an excellent indoor-outdoor connection. A door from the kitchen leads to a large utility room, thoughtfully designed to accommodate modern family living and offering additional storage and direct garden access.

The ground floor accommodation is completed by a versatile double bedroom, ideal for guests, multi-generational living, or use as a home office.

On the upper level, the property continues to impress with three generously proportioned double bedrooms, all benefiting from built-in storage. A well-appointed family bathroom completes the accommodation.

### Entrance Hall:

The bright and welcoming entrance hall is accessed via a solid wooden 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 room that leads to the kitchen.

### Lounge:

An exceptionally spacious and beautifully proportioned lounge, flooded with natural light from the attractive bay window overlooking the front of the property. Offering ample space for family living, the room showcases elegant period features, including ornate cornicing, decorative wall panelling, and an impressive fireplace surround, all of which add character and charm.

### Dining Room:

Designed to flow seamlessly into the adjoining kitchen, this generous dining room is perfectly suited to both everyday family life and entertaining. There is ample space for a large dining table and chairs, while the open-plan connection to the kitchen creates a sociable atmosphere. Patio doors from the kitchen provide access to the garden, making outdoor dining and summer gatherings effortless.

### Kitchen:

A bright and traditionally styled kitchen, enhanced by sky light and patio doors that fill the space with natural light and provide views of, and access to, the secluded rear garden. The kitchen is well-equipped with an excellent range of wall and base units, complemented by attractive work surfaces and splashbacks. Integrated appliances include a fridge, freezer, and dishwasher, while a Rangemaster cooker with a six-burner gas hob and contemporary extractor hood forms an impressive focal point.

### Utility:

A spacious and practical utility room with direct access to the rear garden. Offering space and plumbing for laundry appliances, along with additional storage cupboards, this room provides valuable functionality for everyday family living.

### Bedroom 4:

A flexible ground floor room overlooking the back garden, currently set up as a workspace. This versatile space would also make an ideal bedroom or playroom, depending on family needs.

### Upper Level

#### Bedroom 1:

A generously proportioned and beautifully presented principal bedroom, featuring two built-in mirrored wardrobes that provide excellent storage. A charming bay window floods the room with natural light while offering pleasant views over the front of the property. The room also retains period character through its attractive fireplace surround with decorative tiled inserts, creating a warm and elegant focal point.

#### Bedroom 2:

Generous proportions and an abundance of natural light make this a comfortable and inviting space. Benefits from a built-in mirrored wardrobe

#### Bedroom 3:

A bright and airy bedroom overlooking the side aspect of the property, benefiting from a built-in mirrored wardrobe that provides convenient storage.

#### Shower Room:

A well-appointed family bathroom comprising a large walk-in shower, separate bath, WC, and wash hand basin set within a stylish vanity unit, offering both practicality and comfort for modern family living.

#### Garden Area:

The property enjoys attractive and well-maintained gardens to both the front and rear. To the front, a substantial driveway provides ample off-street parking and is complemented by a lawned garden. The beautifully landscaped rear garden is fully enclosed, creating a private and peaceful outdoor retreat. Predominantly laid to lawn, it also features a generous raised patio area, ideal for relaxing, outdoor dining, and entertaining. Mature trees and colourful planting provide a picturesque backdrop and enhance the sense of tranquillity throughout the garden.



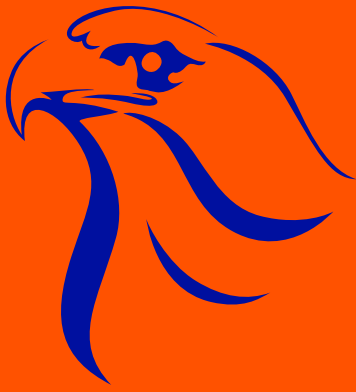








Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308854)



# Alan E Masterton

## SOLICITORS & ESTATE AGENT

### Council Tax Band:

D (Angus Council August 2026).

### EPC Band:

C

### 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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