

# Connelly Yeoman



**FLAT 18 HOMETAY, 2 HIGH STREET,  
MONIFIETH, DD5 4BN**

**1<sup>ST</sup> FLOOR APARTMENT**



- Spacious first floor apartment situated in the heart of Monifieth
- Retirement complex with lift, house manager, communal lounge and laundry
  - Electric Storage Heating and Double Glazing
  - Residents' parking and communal gardens.



OFFERS OVER  
**£110,000**

# Property Description

This bright and spacious one bedroom FIRST FLOOR APARTMENT is centrally situated in the heart of Monifieth close to local amenities and services which include a supermarket, various food outlets and stores, cafes and takeaways, chemist, dentist and a health centre. There is a convenient public transport bus service which runs frequently into Broughty Ferry, Dundee City Centre and Ninewells Hospital. The property forms part of the Hometay House Retirement Complex with a house manager, communal lounge, a lift, on site laundry facility, guest accommodation and Careline alarm system. There is a factoring charge in operation and new residents must be over 60 years of age. The apartment has been well maintained and overlooks the rear of the building with a large private car park for residents and visitors. The property is well presented and in good condition, with a hallway, lounge, kitchen, shower room and bedroom. Overall, this property offers an excellent retirement option offering quality living which is centrally located. Early viewing is recommended.

## ACCOMMODATION:

**HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM AND BEDROOM**

## ENTRANCE HALLWAY:

Entry into a welcoming hallway with a large walk in cupboard with shelving.

## LOUNGE:

Approx. 10'2 x 17'5. A spacious and bright lounge with ample room for furnishings. Overlooking the rear of the building.

## KITCHEN:

Approx. 8'2 x 7'. Fitted with a range of base and wall units with work surfaces incorporating a sink. There is space for an eclectic cooker and fridge freezer.



**BEDROOM:**

Approx. 14'5 x 8'6. A bright and spacious double bedroom with ample space for furnishings and overlooking the rear of the property.

**SHOWER ROOM:**

Approx. 8'7 x 7'2. Fully tiled with a corner shower, vanity unit incorporating a wash hand basin and a WC.

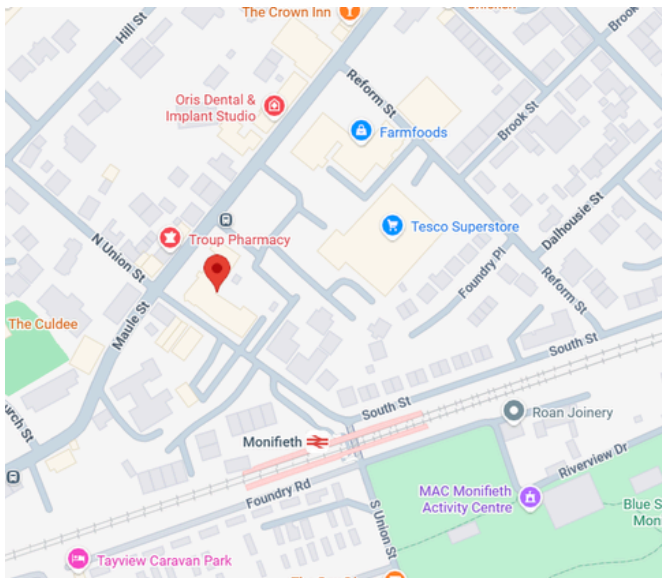
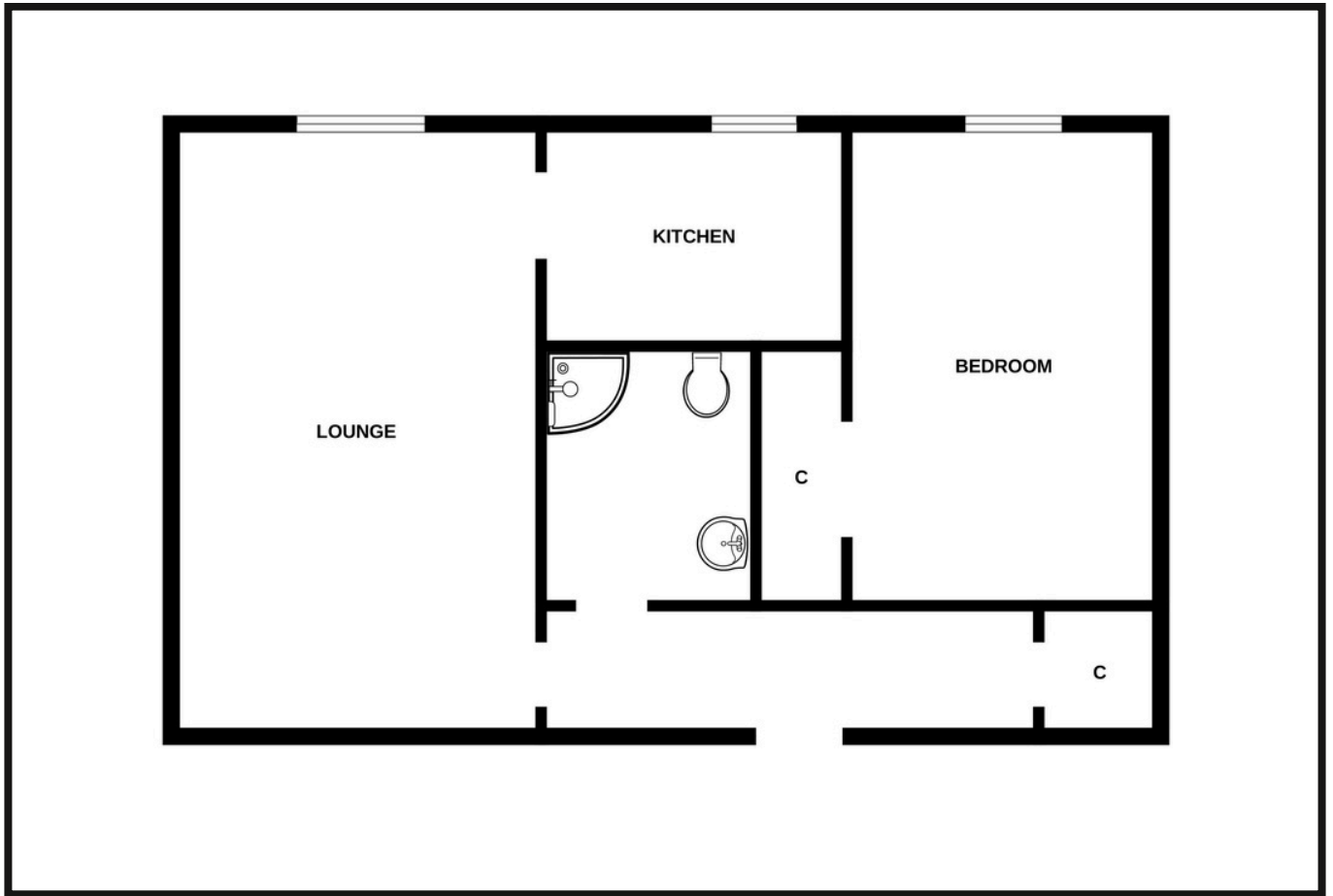
**EXTERNAL:**

Private parking for residents and their visitors. Well manicured communal gardens.

**NB. Factoring charges in operation and 60 years or over age restriction.**



# 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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