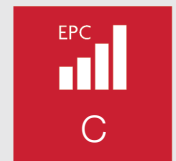
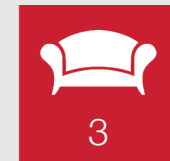




22 Portpatrick Terrace

Monifieth, Dundee, DD5 4TU





Summary

Backed by an established tree line and an idyllic walking route, this two-bedroom detached bungalow has a peaceful cul-de-sac setting in the heart of Monifieth. It is within walking distance of the primary and secondary schools, and in easy reach of amenities, transport links, and the coastline. Furthermore, the home is well presented with lightly decorated interiors and excellent storage to ensure a clutter-free environment. It also benefits from private parking for two cars and a suntrap garden that stretches from the rear to the sides, providing large lawns and a patio framed by a mature backdrop.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- A bright and spacious detached bungalow
- Located in the coastal town of Monifieth
- Welcoming hall with generous storage
- Large living room with focal-point fireplace
- Dining room with serving hatch to kitchen
- Generously appointed breakfasting kitchen
- Conservatory with mature garden views
- Two double bedrooms with wardrobes
- Bathroom with a three-piece suite
- Low-maintenance front garden
- Enclosed, southwest-facing rear garden
- Tandem driveway and a detached garage
- Gas central heating and double glazing



"A spacious two-bedroom detached bungalow with a desirable location in the coastal town of Monifieth"







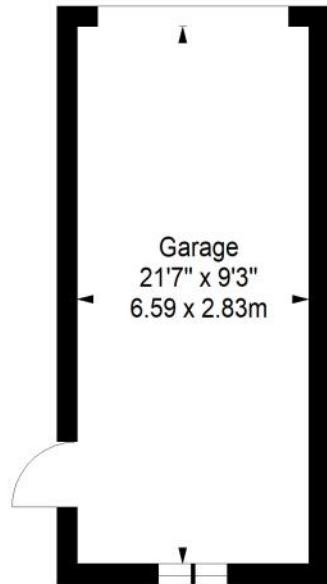
"Well-presented interiors with excellent storage, as well as generous private parking and a large, suntrap garden"



Floorplan

Garage

Approx. 18.6 sq. metres (200.2 sq. feet)



Ground Floor

Approx. 93.7 sq. metres (1008.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)



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