



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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www.legaleagles.tv

8 Tyndall Place, Monifieth, DD5 4QH

Offers Over £100,000

One Bedroomed Upper Flat

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One Bedroomed Upper Flat

8 Tyndall Place, Monifieth, DD5 4QH

Enjoying a peaceful position within the highly sought-after coastal town of Monifieth, this well presented one-bedroom upper flat is offered to the market in move-in condition. Boasting delightful views towards the River Tay, generous storage throughout and attractive private and communal garden grounds, the property is ideally suited to first-time buyers, professionals, downsizers, or investors alike.

The bright and well-proportioned accommodation comprises of a welcoming entrance hall with excellent built-in storage, a spacious lounge with pleasant views towards the Tay, a modern fitted kitchen, a generous double bedroom benefitting from built in cupboard, and a spacious bathroom. The abundance of built-in storage throughout the property adds to its practicality and everyday convenience.

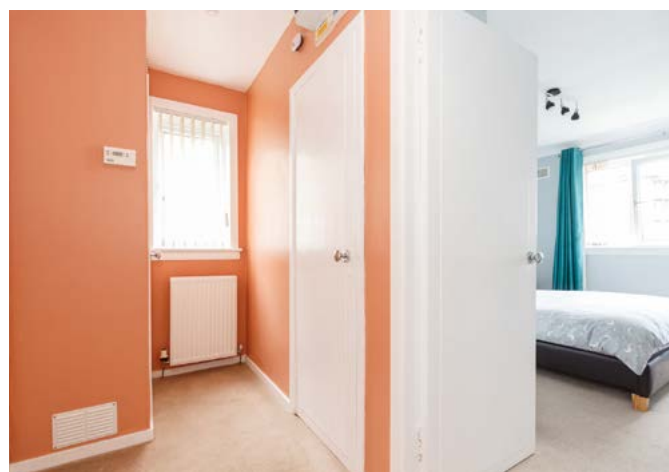
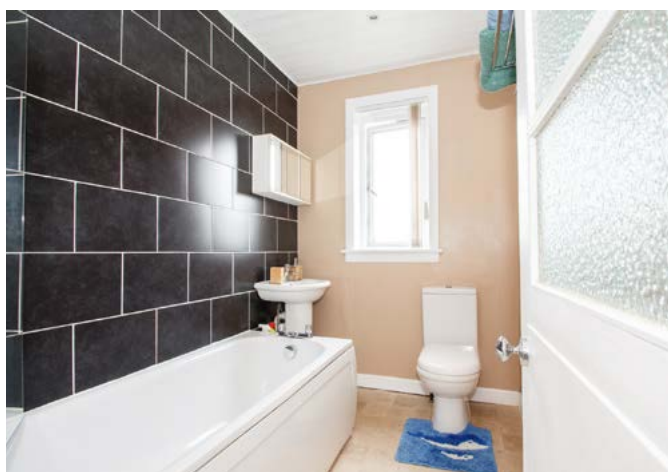
Externally, the property enjoys access to well-maintained communal drying green, together with a private garden area providing an ideal space to relax outdoors.

Ideally located within easy reach of Monifieth's excellent range of local amenities, independent shops, cafés, schools, railway station, championship golf links and beautiful beachfront, the property also offers excellent commuter links to Dundee and beyond.

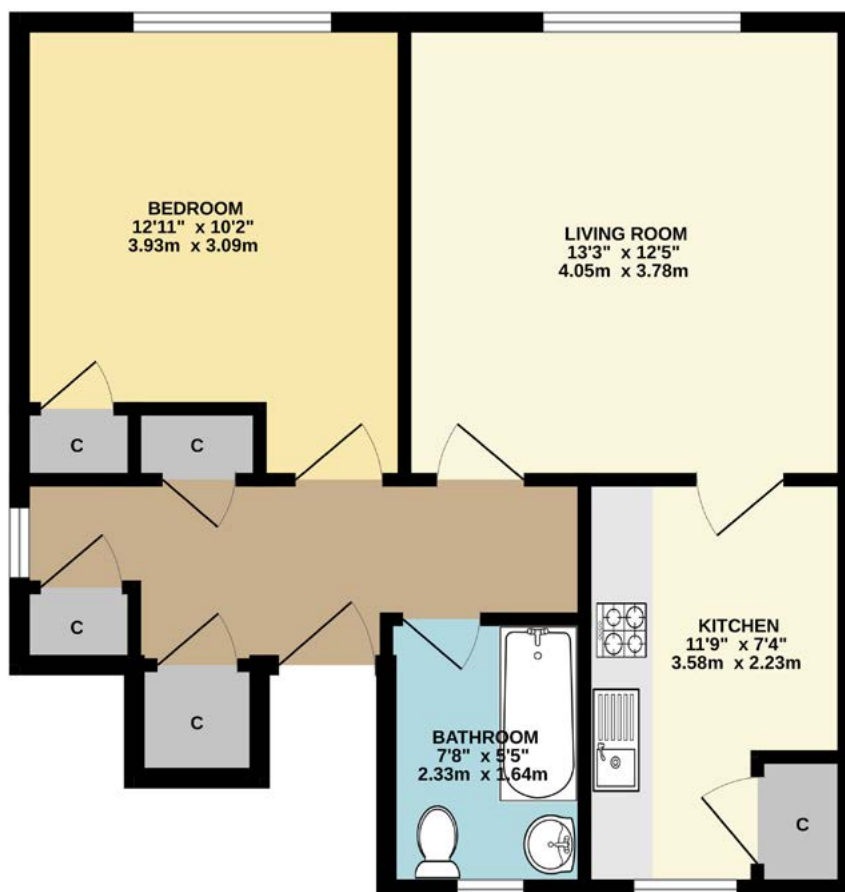
- **Upper Flat**
- **Tay Views**
- **Move in Condition**
- **One Bedroom**
- **Ample Storage**
- **Modern Kitchen**
- **Bathroom**
- **Private Garden Area**
- **Communal Drying Green**
- **On Street Parking**
- **Peaceful Location**

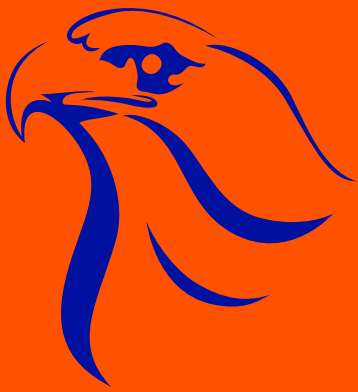












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Council tax band:

B (Angus Council June 2026).

EPC Band:

D

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 (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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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



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