



78H High Street, Monifieth, DD5 4AG
Offers Over £115,000

Contact Solicitors for an
appointment to view or telephone seller
direct ouwith office hours
07590776342

Chamber Practice 



- **Well Presented 2 Bed Top Floor Flat**
- **Sought After Central Location**
- **Bright Lounge with South-Facing Veranda**
- **Modern Dining Kitchen with Integrated Appliances & White Goods**
- **Contemporary Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating with New Boiler**
- **Well Maintained Communal Gardens**
- **2 Storage Cellars**
- **Car Parking Facilities**
- **Walking Distance of all Amenities**
- **Great Starter Home/Buy to Let Investment**

Situated in the heart of the highly desirable coastal town of Monifieth this beautifully presented two bedroom top floor apartment offers bright, spacious accommodation in true move in condition. Ideally positioned within easy walking distance of local shops, cafés, excellent transport links, the beachfront and highly regarded schools this property is perfectly suited to first-time buyers, professionals, downsizers or buy-to-let investors.

The accommodation comprises a welcoming entrance hallway leading to a generous and light-filled lounge, complete with access to a delightful south-facing veranda, providing the perfect spot to relax and enjoy the sunshine. The modern dining kitchen is well appointed with a range of contemporary units, integrated appliances and white goods, offering both style and practicality.

There are two spacious double bedrooms, one benefiting from built-in wardrobes providing excellent storage, while the contemporary bathroom is finished to a high standard with modern fixtures and fittings.

Further benefits include double glazing, gas central heating with a recently installed boiler, a well maintained communal drying green and convenient car parking facilities.

Offering spacious accommodation, excellent presentation throughout and an enviable central Monifieth location this is a fantastic opportunity to purchase a home that is ready to move straight into.



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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





Included in the sale are all floor coverings, window blinds where fitted, light fittings, integrated hob and oven, free standing fridge freezer and washing machine (no warranties given).

Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk