



1D BROOK STREET, MONIFIETH, DD5 4BD

1ST FLOOR FLAT



- Spacious first floor flat
- Within a popular residential area close to Monifieth town centre
 - Gas central heating and double glazing
 - Mutual drying green with private outhouse



OFFERS OVER
£95,000

Property Description

This well-presented one-bedroom FIRST FLOOR FLAT at 1D Brook Street, Monifieth, offers comfortable accommodation in a convenient location. The property benefits from double glazing and gas central heating, with a fairly new boiler providing efficient and reliable heating. The accommodation comprises a bright and welcoming lounge, a well-proportioned double bedroom, a fitted kitchen, and a recently updated modern shower room finished to a good standard. Externally, the property enjoys access to a communal garden with a drying green, together with the added benefit of an exclusive outside store, providing useful additional storage space.

This attractive flat would make an ideal first-time purchase, buy-to-let investment, or home for those looking to downsize, combining practical features with a well-maintained interior in the popular coastal town of Monifieth.

ACCOMMODATION: HALLWAY, LOUNGE, KITCHEN, BEDROOM AND SHOWER ROOM

ENTRANCE HALLWAY: Ascending the communal internal staircase and into the property were a welcoming hallway has wood effect flooring and the electrics fuse box.

LOUNGE:

Approx. 13'9 x 14'1. A bright lounge with fresh décor and carpeting and which overlooks the front of the property. An open archway leads into the kitchen.

KITCHEN:

Approx. 5'4 x 9'8. Fitted with a range of base and wall units with coordinating wood effect work surfaces incorporating a composite sink with mixer tap. Appliances included a 4 burner electric hob, with oven below and extractor above, plumb spaces for an automatic washing machine and a full height fridge freezer. There is wood effect flooring.



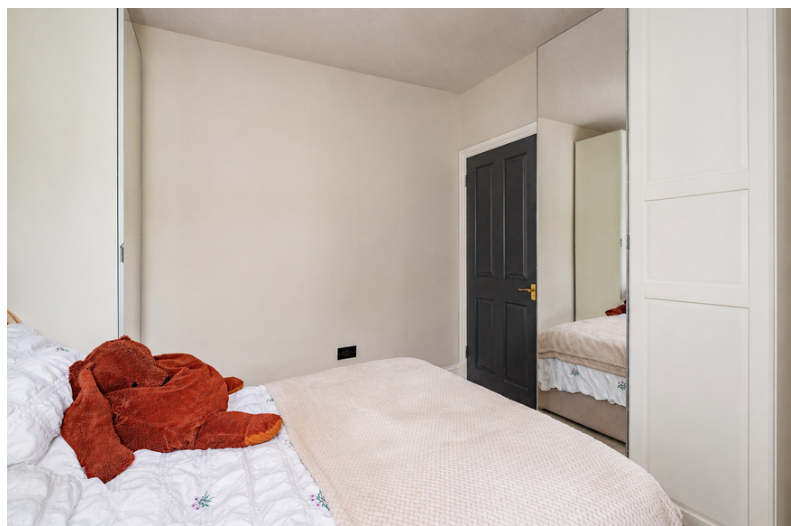
BEDROOM:

Approx. 10'1 x 9'10. A good sized double bedroom overlooking the rear of the property with a storage cupboard which houses a new central heating boiler and ample space for storage.

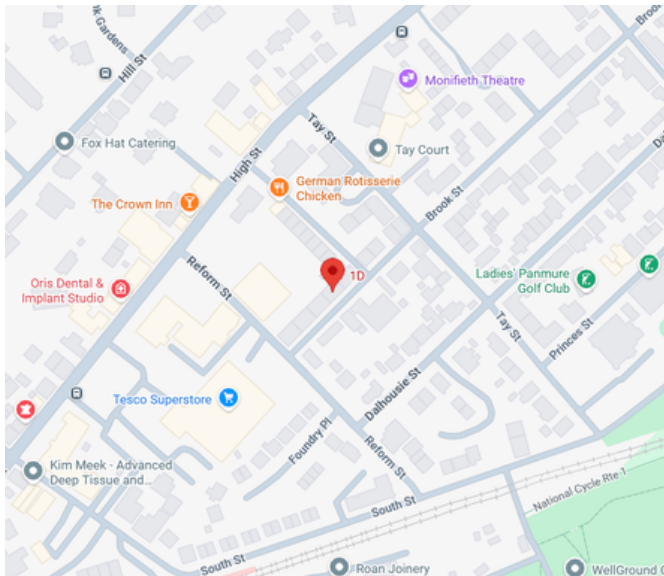
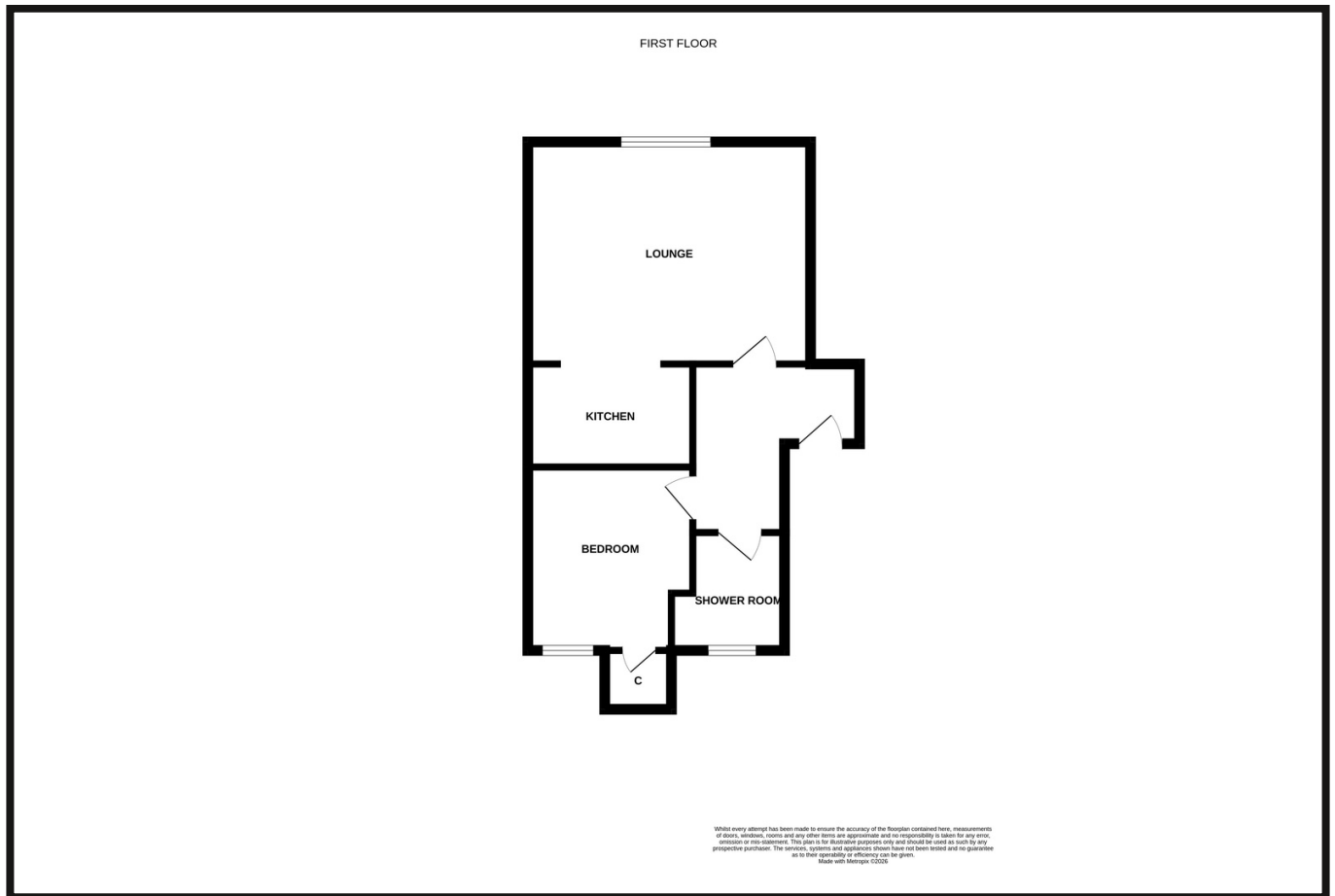
SHOWER ROOM:

Approx. 7'9 x 3'9. Recently upgraded, this modern shower room has a two piece white suite comprising of a wash hand basin set in a vanity unit with storage below and a WC. There is a separate shower enclosure housing an electric power shower which has been wet wall lined. A rear facing opaque window provides natural ventilation and light.

OUTSIDE: There is a shared communal garden area to the rear of the building with drying poles. An outbuilding provides additional storage and is exclusive to flat 1D.



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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