



Alan E Masterton
SOLICITORS & ESTATE AGENT

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www.legaleagles.tv

7 Mortimer Drive, Monifieth, DD5 4JF

Offers Over £239,950

Immaculately presented 2 bedroomed modern apartment

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Situated within the ever-popular area of Monifieth, we are delighted to offer for sale this immaculately presented 2 bedroomed modern apartment boasting uninterrupted panoramic views over the River Tay. The first floor apartment is situated within a contemporary building with secure video entry system and allocated parking.

This ready to move in apartment offers spacious, bright accommodation comprising of; a bright entrance hallway, large lounge which leads onto a south facing balcony area overlooking the Tay, kitchen / dining area, two double bedrooms, one with en-suite and a family bathroom. The property also benefits from under floor gas central heating, double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Early viewing is highly recommended as this property will appeal to a wide range of prospective purchasers from first time buyers to investors alike.

Entrance Hall:

A bright and welcoming entrance hall giving access to all rooms, built-in storage cupboard, carpeted.

Lounge: 4.35mts x 4.70mts:

An extremely spacious and well-proportioned lounge which opens itself up to the kitchen/ dining area. The room enjoys the feeling of space and lightness through the dual aspect windows overlooking the front of the property from the kitchen and the double-glazed patio doors from the lounge that lead to a balcony with sea view. oak effect laminate flooring.

Kitchen / Dining 3.62mts x 4mts:

Fitted modern kitchen with window overlooking the front of the property. Ample storage space provided by a good range of high gloss, handleless wall and floor standing cabinets with complimentary worktop and splash back. Neff double oven/ grill, induction hob with integrated overhead extractor, integrated tall fridge/freezer, dishwasher and washer/dryer, stainless steel sink with pillar tap and drainer, laminate flooring, under unit lighting, storage cupboard.

Family Bathroom: 1.76mts x 2.85mts:

With three-piece white bathroom suite comprising of a full size bath, wash hand basin within a vanity unit provides additional storage, w.c. mains operative shower over the bath with glass screen, chrome heated towel rail, full wall tiling, vinyl tile effect flooring, large mirror, opaque window.

Master Bedroom: 3.85mts x 4.68mts (at widest point):

Bright double bedroom with full length double glazed window that overlooks the River Tay, carpeted, built-in triple wardrobes with mirrored sliding doors.

En suite shower room: 1.38mts x 2.30mts:

Modern shower room comprising of; white vanity unit incorporating a w.c and wash hand basin, large walk-in shower with sliding doors and mains operative shower system within, vinyl tile effect flooring, fully wall tiled, large mirror, chrome heated towel rail.

Bedroom 2: 2.68mts x 4mts:

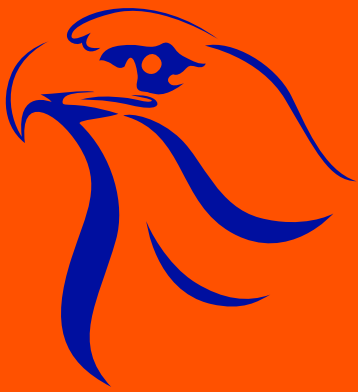
Another bright and airy bedroom overlooking the front aspect of the home, double built-in mirrored wardrobe, carpeted.











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Directions:

Proceeding west from Dundee towards Monifieth on the Broughty Ferry Rd (A930) passing through Broughty Ferry continue straight towards Monifieth. When entering Monifieth continue straight for approx. 0.5 miles before turning right into Mortimer Drive. Number 7 is situated on your right hand side with one of our bright for sale boards positioned in the window to assist you with locating to property.

Home Report:

Please visit our own website at www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

D (Angus Council 13th Jan 2021).

EPC Band:

C

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539 313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).

You can arrange your viewing appointment with us directly on our dedicated viewings e mail: viewingstobook@gmail.com

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

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.
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Selling, Buying and Leasing Property in...



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