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SOLICITORS & ESTATE AGENT

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37 St Regulus Road, Monifieth DD5 4SA

Offers Over £239,950

Detached villa

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Detached villa

37 St Regulus Road, Monifieth DD5 4SA

Situated in a highly popular residential area of Monifieth, we are delighted to offer for sale this immaculately presented 4 bedroomed family home within a quiet street of similar styled properties.

Occupying a generously proportioned corner site this superb detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway with spiral staircase, large lounge, modern kitchen, double bedroom and a family bathroom. Stairs from the hallway lead to an upper landing and a further three bedrooms.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and fitness centres. This quality property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

The bright and welcoming entrance hall is accessed through a white upvc glazed security door, built-in storage cupboard, upper floor accessed via a spiral staircase, tiled flooring, radiator.

Lounge:

3.5mts x 5.5mts:

A spacious and bright family room with large double-glazed windows overlooking the front of the property. The room provides a comfortable atmosphere in which to relax with gas fireplace feature, oak effect laminate flooring, radiator.

Kitchen:

3.0mts x 3.5mts:

Modern kitchen with ample storage space provided by a good range of floor standing and wall storage units with complimentary worktop and splash back. Breakfast bar area provides dining option. Double oven, gas burner hob with extractor, integrated tall fridge/freezer, stainless steel sink with pillar tap and drainer, tiled flooring, radiator.

Family Bathroom:

3.0mts x 2.3mts:

Large family bathroom comprising of a free standing bath, shower cubicle with mains operative rainfall shower within, wash hand basin with pedestal, w.c, walls partially tiled, tiled flooring, radiator, opaque window.

Bedroom 3:

3.5mts x 3.4mts:

Bright and very spacious double bedroom, oak effect laminate flooring, patio doors leading out to the rear garden.

Stairs to upper accommodation:

Spiral staircase leading to the upper landing, access to loft space.

Upper Floor:

Master bedroom:

3.9mts x 3.6mts:

Very spacious double bedroom with large window overlooking the front of the property, radiator, laminate flooring.

Bedroom 1:

2.7mts x 2.8mts:

Very bright and spacious double bedroom, laminate flooring, radiator, window overlooking the side of the property.

Bedroom 2:

3.9mts x 2.7mts:

Another bright room with built in storage, large window overlooking the rear garden, laminate flooring, radiator.

Garden:

To the front of the property is an extensive chipped driveway large enough for up to 4 cars that leads to an external garage to the side of the property. The garden area to the side and rear of the home are both easily maintained; laid mainly with lawn and chips with patio areas providing an excellent space in which to relax in the summer months. Garden large enough to accommodate extending the building.

Garage:

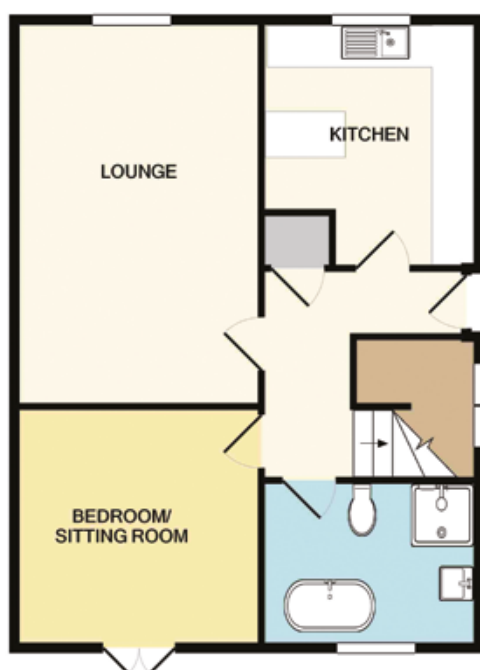
Detached garage accessed by an up and over door as well as an entrance for the rear garden. Ideal for additional storage space.









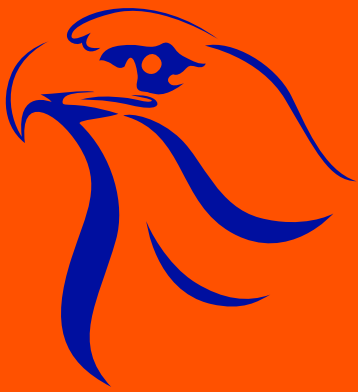


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions:

Driving east along the main Dundee – Arbroath road (A92) turn right at the Dobbies Garden centre roundabout heading onto Victoria Street. Continue on Victoria street and once you pass Monifieth Medical Practice on your left hand side take the next right onto St Regulus Rd. Continue straight along St Regulus Rd and number 37 is on the left hand side on the corner.

Home Report:

Please visit our own website at www.legaleagles.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 26th 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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