



Alan E Masterton

SOLICITORS & ESTATE AGENT

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19 Grange Gait, Monifieth, DD5 4PL

Detached Villa

Offers Over £339,950



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Situated in a highly popular residential area of Monifieth, we are delighted to offer for sale this 5 bedroomed family home set within a quiet street of similar styled properties.

This superb detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, lounge with feature gas fireplace and bay window, a dining room that opens up into a conservatory, spacious rear facing kitchen/family area with French doors that gives direct access to the rear garden, a utility room and completing the ground floor level, a W.C and bedroom/study. Stairs from the hallway lead to a galleried upper landing giving access to the master bedroom with en-suite, 3 further double bedrooms, one with en-suite and a well-appointed family bathroom.

This spacious family home is close to all amenities and has close access to all bus routes, shops and schools. This 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.





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Entrance Hall:

A welcoming and bright entrance hall with galleried staircase giving a feel of space and quality to this well presented home, laminate flooring, radiator.

Lounge:

3.65m x 5.5m (at widest point)

A well-proportioned room which enjoys the feeling of space and lightness through the large bay window over looking the front of the property, feature gas fireplace provides a relaxing focal point to the family room, double doors open up into the dining room, carpeted, radiator.

Dining Room:

3.65m x 2.7m

A spacious dining room that opens up from the lounge and kitchen. Double doors also lead out into the conservatory making this a great family area. Carpeted, radiator.

Kitchen/ Family Area:

6.3m x 3.4m

A bright, spacious kitchen with dining/family area that is flooded with natural light from the rear facing window overlooking the garden and French doors. Ample storage space provided by a good range of white shaker style cabinets with complimentary worktop and tiled splash back. Breakfast bar gives additional storage and dining option. Appliances within the kitchen include a built in double oven, integrated dishwasher, fridge, freezer, 4 gas burner hob with overhead extractor, vinyl flooring in kitchen, downlights, large storage cupboard, carpeted dining/ family area has French doors that open up onto a patio providing an excellent space in which to relax in the summer month.

Conservatory:

3m x 4m

A bright family room overlooking the rear garden. French doors give access to the garden and patio area. laminate flooring, radiator.

Utility Room:

The utility room provides excellent additional storage with matching shaker style wall and floor cabinets, space for washing machine, tumble dryer, direct access to the side of the home to the detached double garage and driveway, vinyl flooring, radiator.

Study/Bedroom 5:

2.85m x 2.6m

bright room overlooking the front of the property, ideal child's bedroom or home office/study area, carpeted, radiator.

W.C Cloakroom:

Accessed directly from the entrance hall, the cloakroom consists of a w.c and wash hand basin with full pedestal and tiled splashback, vinyl flooring, radiator.

Stairs to upper accommodation:

Carpeted stairs leading up to a galleried top landing, shelved storage cupboard that houses the water cylinder, access to floored loft space.

Upper Floor:

Master bedroom:

4.9m x 3.65m (inc wardrobes)

Very spacious bright and airy double bedroom with window overlooking the front of the home, 2 large built-in wardrobes, en-suite shower room, carpeted, radiator.

En-suite shower room:

A generous sized en-suite with shower enclosure with mains operative shower within, wash hand basin and w.c within vanity units providing additional storage, tiled splashback, carpeted, fully tiled within shower enclosure, opaque window, radiator.

Bedroom 2:

3.8m x 2.85m

Another bright and airy bedroom overlooking the front of the home with en-suite, built-in wardrobe, carpeted, radiator.

Bedroom 2 En-suite:

En-suite comprising of a shower enclosure with mains operative shower within, wash hand basin with full pedestal and tiled splashback, w.c, vinyl flooring, radiator.

Bedroom 3:

2.9m x 2.85m

A bright and spacious room with large window overlooking the rear garden, carpeted, radiator.

Bedroom 4:

3.65m x 2.7m

Another bright and spacious double bedroom that is currently getting utilised as a large office space, carpeted, radiator.

Family Bathroom:

A large family bathroom comprising of a full size bath with overhead shower, w.c and wash hand basin within vanity units with tiled splashback providing excellent additional storage, fully tiled within bath/shower, downlights, vinyl flooring, opaque window, radiator.

Garden Area:

Attractive garden areas to the front and back of the home. The front of the property is laid with lawn with borders of mature bushes and shrubs. Driveway leads to a detached double garage and path leading to the front door. The garden area to the rear of the home is easily maintained and fully enclosed: laid mainly to lawn with patio and decking areas providing an excellent space in which to relax in the summer months. Mature trees and bushes border the property providing a tranquil and colourful backdrop to the home.

Double Garage:

The double garage is accessed by white up and over doors from the driveway as well as an entrance from the rear garden. Light and power points installed, ideal additional storage or car storage facility.













Location:

Monifieth is a popular town located to the east of the City of Dundee. All essential amenities including shops, excellent primary and secondary schooling, restaurants and bars are available close at hand. The area allows easy commuting both North and South including Dundee. A mainline railway station is a short distance away in Broughty Ferry. Monifieth enjoys a fine coastal setting and a good range of leisure amenities including a popular golf course. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family.

Directions:

Proceeding east from Dundee on the main Arbroath Rd (A92) at the roundabout take the 3rd exit onto West Grange Road. Continue for approx. 0.3 miles before turning left onto Ardownie St. Turn left onto Grange Rd then first left onto Grange Gait. Number 19 is the first home on your right hand side and one of our bright for sale boards is positioned in the garden to assist you with locating.

Home Report:

Please visit our own website at [HYPERLINK "http://www.legaleageles.tv"](http://www.legaleageles.tv) 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:

F (Angus Council 16th June 2021).

EPC Band:

C

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: [HYPERLINK "mailto:viewingstobook@gmail.com"](mailto:mailto:viewingstobook@gmail.com) viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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.



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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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.