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2 Camus Place, Craigton of Monikie, DD5 3QT

Offers Over £274,950

Detached Bungalow

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Detached Bungalow

2 Camus Place, Craigton of Monikie, DD5 3QT

Situated within the beautiful semi-rural setting of Craigton of Monikie, we are delighted to offer for sale this immaculately presented family home within a quiet street of similar properties.

This superb detached bungalow offers spacious, bright accommodation over one level.

Accommodation in full comprises of; a bright entrance hallway, large lounge with patio doors overlooking the front garden, kitchen with dining area and separate utility room, generous master bedroom with en-suite, two further double bedrooms and family bathroom.

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 oil fired central heating and double glazing and is sold with all fitted floor coverings and blinds where fitted.

Entrance Hall: 3.5mts x 3.8mts:

The bright and welcoming entrance hall is accessed through a glass panelled door from an entrance vestibule, this inviting hall gives access to all room as well as patio doors leading to the front garden, laminate wood effect flooring, storage cupboard, radiator.

Lounge:

5.4mts x 4.6mts:

An extremely spacious and well-proportioned room, the room enjoys the feeling of space and is flooded with natural light from patio doors which overlook the attractive front garden as well as a window overlooking the side garden, carpeted, radiator.

Kitchen/ Dining area:

5.4mts x 5.0mts:

Large kitchen and dining area. Ample storage space provided by a good range of floor standing and wall storage units with complimentary worktop and splash back. Integrated double oven, induction hob with stainless steel cooker hood, space for freestanding fridge/ freezer, stainless steel sink with pillar tap, under unit lighting, downlights, tile effect vinyl flooring.

Utility:

1.8mts x 3.1mts:

Plumbed for washing machine and dishwasher, single bowl stainless steel sink with pillar tap and drainer, door leading to the side garden, tile effect vinyl flooring.

Family Bathroom:

2mts x 2.3mts:

Three-piece white bathroom suite comprising of a full size bath, wash hand basin within a vanity unit provides additional storage and worktop space, back to wall w.c. mains operative shower over the bath with glass screen, tiled to dado height, tiled floors.

Master bedroom:

4.1mts x 3.8mts:

Extremely spacious double bedroom with windows overlooking the front garden area. Two built-in double wardrobes with sliding mirrored doors, en-suite shower room, radiator, carpeted.

En suite shower room:

2.1mts x 2.3mts:

Large en-suite 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, tiled flooring, radiator.

Bedroom 2:

4.1mts x 3.4mts:

A bright and spacious room with built in mirrored wardrobe, large window overlooking the rear aspect of the home, carpeted, radiator.

Bedroom 3:

2.8mts x 5.4mts:

Another bright room that is currently getting utilised as a dining room, built in mirrored wardrobe, carpeted, radiator.

Garage:

with light and power points installed, ideal additional storage or car storage facility, accessed from an external door from the garden as well as an up and over door.

Garden Areas:

Attractive garden areas to the front, side and back of the property. To the front and side of the property – enclosed garden ground laid out with lawn, shrub borders and mature trees provide a tranquil backdrop to the home. To the rear of the property – a chipped driveway large enough to accommodate up to 4 cars with both steps and inclined path leading to the entrance door. Garden to the side with decking area provides an excellent space in which to relax in the summer months. Patio doors from both the hallway and lounge step down into the front garden.



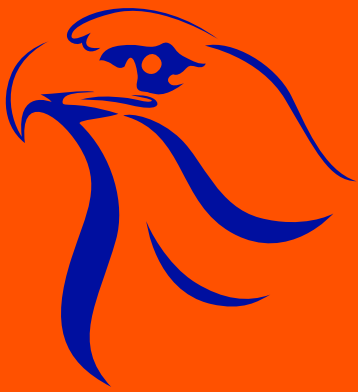








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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:

Proceeding west from Dundee on the main A92 Arbroath road take the B962 exit towards Monikie/Newbigging/Monifieth then take the first left. Continue onto Pitairlie Road (B961) for 2 miles. On entering Craigton of Monikie turn right onto Camus Place. Number 2 is on your left hand side with one of our bright for sale boards positioned in the garden to assist you with locating.

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:

E (Angus Council 21st 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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