



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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www.legaleagles.tv

55H Brook Street, Monifieth, DD5 4BE

Offers Over £104,950

Upper Floor Flat

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Upper Floor Flat

55H Brook Street, Monifieth, DD5 4BE

Situated within a popular residential area of Monifieth we are delighted to offer for sale this 2 bedroomed, spacious upper floor flat which is in move-in condition. Located within a quiet block of similar type properties this well-presented property is a convenient distance to all local amenities including shops, schools and public transport. The property benefits from a large communal drying area, double glazing, gas central heating and all floor coverings and blinds where fitted are included in the sale.

Entrance:

The property is entered through a security door leading into a communal close, 55H is on the upper floor and is accessed from an external landing through a glazed security door. The hallway of the property then gives access to all rooms, laminate flooring, radiator.

Lounge:

3.64m x 5.02m:

A bright and airy family room with large double-glazed window overlooking the front of the property, the room provides a comfortable atmosphere in which to relax, wood effect laminated flooring, radiator.

Kitchen:

2.75m x 3.39m:

The modern kitchen is fitted with a variety of white, high gloss wall and base units providing ample amount of storage and surface space with contrasting worktops and splash back, integrated oven/grill, 4 gas burner hob with overhead extractor, space for tall fridge-freezer, space for washing machine, breakfast bar providing a dining option, stainless steel sink with drainer and pillar tap, vinyl flooring, radiator.

Shower Room:

1.65m x 1.94m:

The modern shower room is served by a white three-piece suite incorporating a back to wall w.c., wash-hand basin within a vanity unit, shower cubicle with mains operative shower within, fully wet walled, parador ceiling, vinyl tile flooring, chrome heated towel rail, downlights.

Bedroom 1:

2.99m x 3.97m:

A generous sized double bedroom with double glazed window overlooking the front of the property, built-in wardrobes, carpeted, radiator.

Bedroom 2:

2.49m x 4.17m:

Another generous sized double bedroom with window overlooking the rear of the home. Carpeted, radiator.

Garden:

Property benefits from external storage area and a large low maintenance communal garden area which is fully enclosed and would make an ideal relaxation space for the summer months.

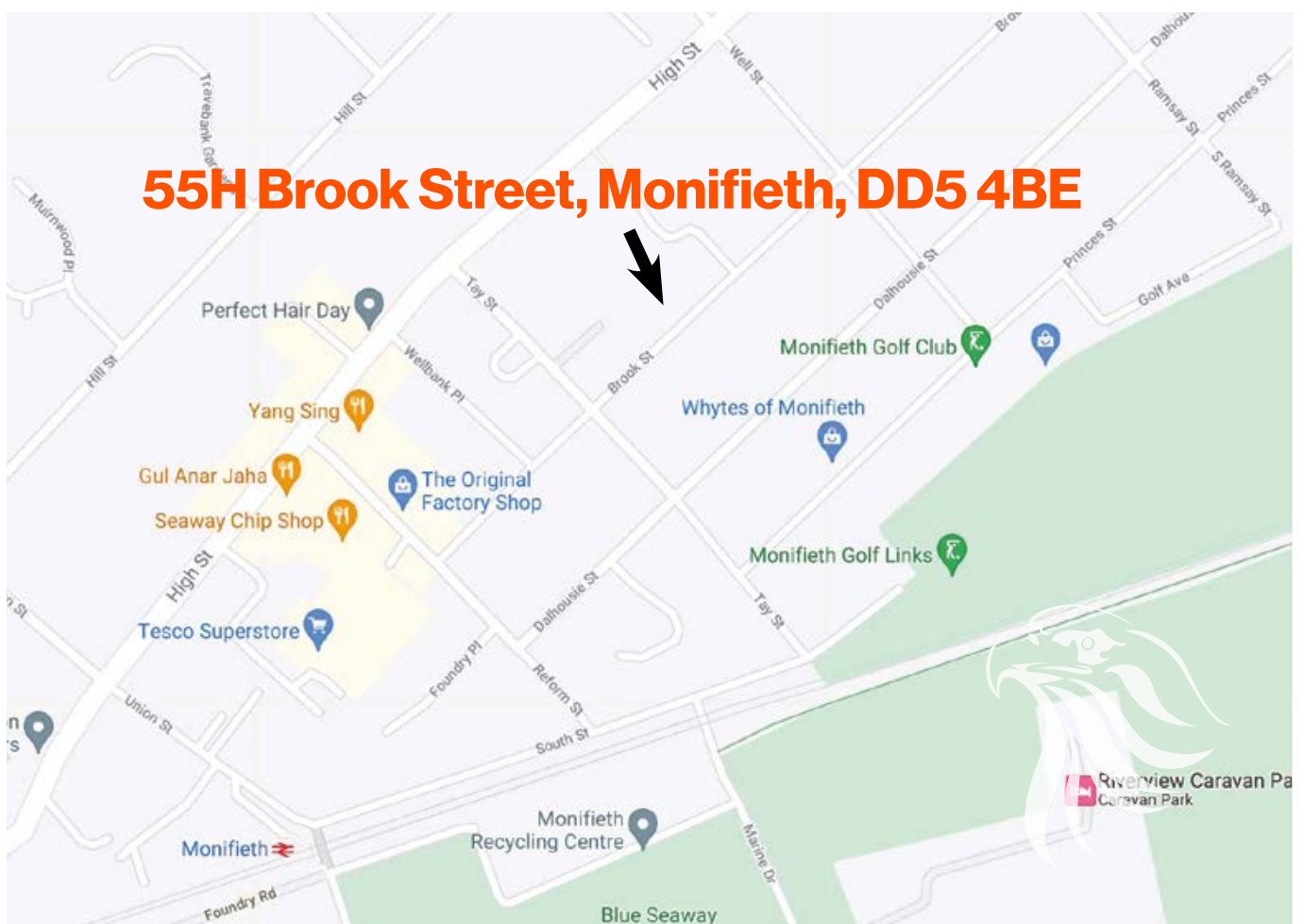
Directions:

Proceeding west from Dundee towards Broughty Ferry / Monifieth (A930) continue straight towards Monifieth. When entering Monifieth continue straight for approx. 2 miles passing Alan E Masterton Solicitors on your left. Passing Tesco turn right into Well Street. Take the first right into Brook Street and Number 55H is situated on your right hand side with one of our bright for sale boards positioned in the lounge window to assist you with locating the property.

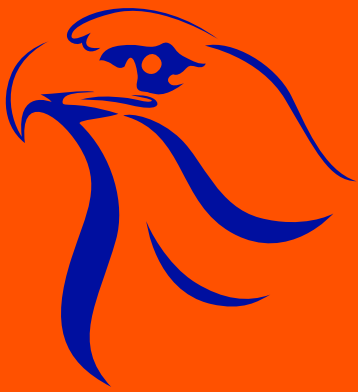












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Home Report Access:

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:

B (Angus Council 15th July 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: 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 meter 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.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



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