



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth, Angus
DD5 4JN, DX556490
t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv

30 Lorne Crescent, Monifieth, Angus, DD5 4DZ

Semi-Detached Villa



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Semi-Detached Villa

30 Lorne Crescent, Monifieth, Angus, DD5 4DZ

Situated within a popular residential area of Monifieth we are delighted to offer for sale this well -presented and spacious semi-detached villa located within a quiet street of similar styled properties.

The accommodation in full comprises of a bright and welcoming entrance hallway, a lounge that is bathed in natural light from a panoramic window over-looking the front of the home, a spacious and bright kitchen with direct access to the rear garden patio areas, large dining room/ bedroom and a family bathroom. A carpeted staircase from the hallway leads to the upper landing giving access to two large double bedrooms which benefit from ample built in storage space.

This spacious family home is within a short walking distance of the town centre 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.

Entrance Hall:

A bright and welcoming hall with carpeted staircase leading to the upper floor, large built-in storage cupboards, laminate wood effect flooring.

Lounge

3.6m x 4.8m

A bright family living space with full length panoramic window overlooking the front of the property allowing natural light to flood this room, feature electric fireplace, laminate flooring, radiator.

Kitchen:

4.6m x 2.7m

The kitchen area is accessed directly from the lounge and comprises of a good range of both wall and floor cabinets with complimentary wood effect worktop, large double glazed window overlooks the rear garden, composite stable door leads out to patio areas providing an excellent outdoor dining option in the warmer months. Space for cooker, space for tall fridge freezer, plumbed for washing machine, laminate flooring, radiator.

Bedroom 3/Dining Room:

3.3m x 4.6m

Accessed directly from the kitchen and hallway this bright room with dual aspect windows provides a comfortable atmosphere in which to relax, currently getting utilized as a day room/dining room but can easily be returned and used as a third bedroom, laminate flooring, radiator.

Bathroom:

1.8m x 2.3m

Good sized family bathroom comprising of a wc, wash hand basin with full pedestal, full length bath with electric shower within, white heated towel rail, tiled flooring, upvc opaque double glazed window to the side of the property.

Upper Floor Accommodation:

Bedroom 1:

3.6m x 3.7m

A extremely spacious and generous sized bedroom with large upvc double glazed window overlooking the front of the property, ample built in storage including mirrored wardrobes as well as eves storage, carpeted, radiator.

Bedroom 2:

2.8m x 3.3m

Another generous sized bedroom with built-in eves storage, double glazed window, an ideal youngsters room or home office, access hatch to loft space, carpeted, radiator.

Garden:

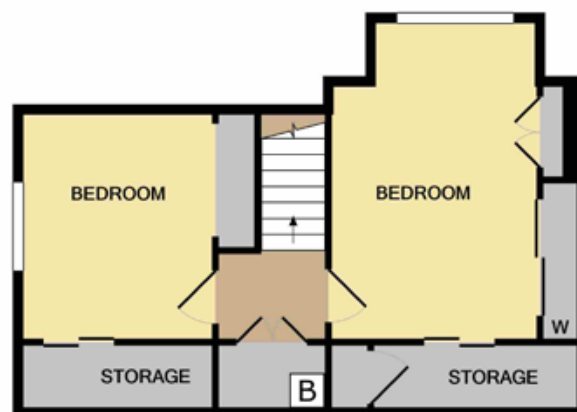
Low maintenance garden areas. The Front garden is laid mainly with pink balmullo chips with steps leading up to the front entrance of the property. The secluded rear garden is over two levels which is beautifully hard landscaped and comprises of raised flower beds with mature shrub and borders of mature trees. Patio areas provide an ideal spot to relax in the summer months. Summer house and pergola are included within the sale.



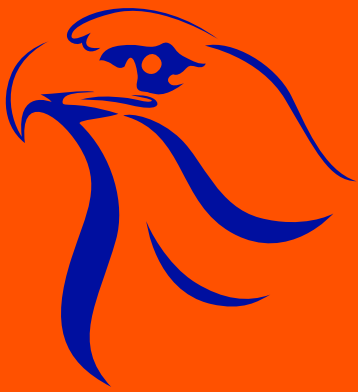








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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12-14 Maule Street,
Monifieth, Angus
DD5 4JN
LP-1 Monifieth

52a Church Street,
Broughty Ferry
Dundee DD5 1HB
Phone: 01382 539 313

t. 01382 539 313
f. 0845 643 1609
e. info@legaleagles.tv
w. legaleagles.tv

Home Report:

please visit our own website at HYPERLINK "<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:

D (Angus Council 17/09/2021)

EPC Band:

D

Directions:

Driving east through Monifieth town centre (A930) proceed past the large Tesco store on the High Street then take the first left in to Lorne Street, proceed up Lorne Street then turn right onto Lorne Crescent. Follow the road round and number 30 will be on your right hand side and one of our bright for sale boards is positioned in the garden to assist you with locating.

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" 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.

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

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