



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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www.legaleagles.tv

4 Milton Street, Monifieth, DD5 4QG

Offers Over £115,000

Mid-Terraced Bungalow

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Mid-Terraced Bungalow

4 Milton Street, Monifieth, DD5 4QG

Set within a popular residential area of Monifieth we are delighted to offer for sale this spacious 1 bedroomed mid-terraced bungalow. The property offers excellent accommodation over one level comprising of a spacious lounge, kitchen, large double bedroom with built-in wardrobe and a wet room.

This ready to move-in property is close to all local amenities, bus routes and provides excellent built-in storage throughout. The property benefits from double glazing, gas central heating and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

Accessed through a wooden security door the hallway gives access to the wet room, bedroom and large lounge, 3 large storage cupboards, carpeted, radiator. Property also benefits from an outside store at the front entrance.

Lounge/Dining: 3.48m x 4.86m:

A spacious and well-proportioned room with large panoramic patio door over looking the rear garden which allows natural light to flood this space. Space for dining table and chairs, carpeted, radiator.

Kitchen: 2.1m 2.35m:

Bright, modern, kitchen with ample storage provided by off-white high gloss floor and wall cabinets with complimentary worktop and splash back, 4 burner gas hob with oven/ grill below, space for tall fridge freezer and washing machine. Vinyl flooring.

Bedroom 1: 3.02m x 3.69m:

Very spacious double bedroom with window overlooking the rear garden, large built-in wardrobe, radiator, carpeted.

Shower room:

1.96m x 1.67m

A large wet room with shower area with electric shower within, w.c and wash hand basin with full pedestal, fully tiled walls, white heated towel rail, opaque window.

Rear Garden:

Fully enclosed, low maintenance garden which is beautifully hard landscaped providing an excellent spot in which to relax in the summer months. Garden storage included in sale.

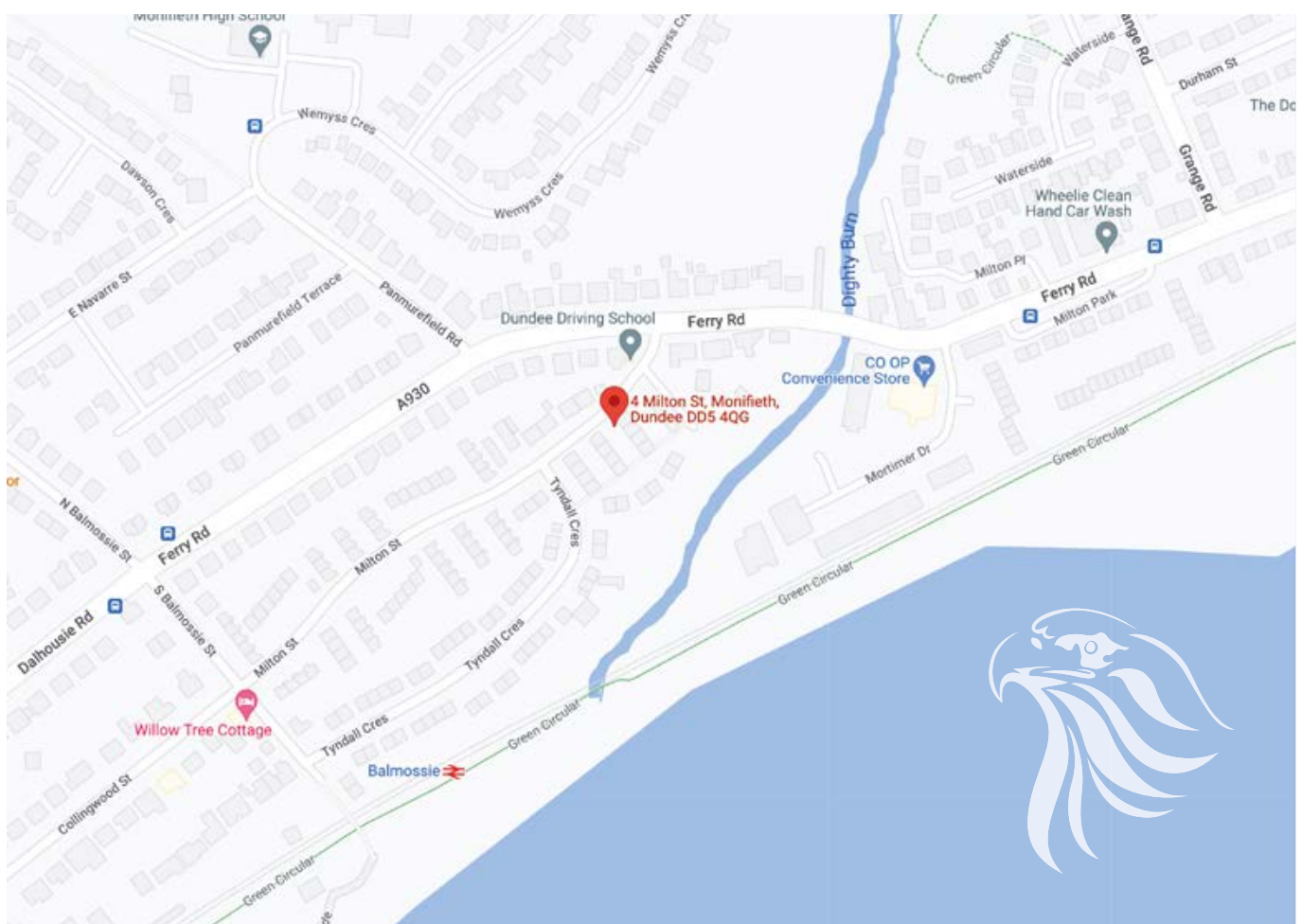
Directions:

Proceeding west from Dundee towards Monifieth on the Broughty Ferry Rd (A930) passing through Broughty Ferry continue straight towards Monifieth. When entering Monifieth continue straight for approx. 0.5 miles before turning right into Milton Street. Number 4 is situated on your left hand side and can be accessed from a path to the front of the home. One of our bright for sale boards will be positioned to assist you with locating the property.



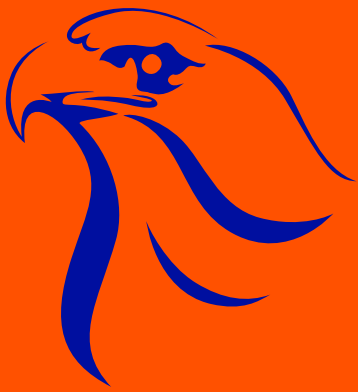








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

A (Angus Council 14/03/2022)

EPC Band:

D

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/us 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 or you will be allowed in situations where a house is vacant to walk through the house unaccompanied and you can ask any questions of the staff or owner attending, you bring and wear a mask if your viewing is accompanied, if not 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). 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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