



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

28 Lorne Crescent, Monifieth, Angus, DD5 4DZ

Offers Over £240,000

Semi-Detached Villa

DD5 ESTATE
AGENTS

Semi-Detached Villa

28 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 on a large corner plot 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 with wood burning stove creating a relaxing focal point, a spacious and bright kitchen with direct access to the rear garden and large walk-in storage cupboard, dining room/ additional lounge and a family bathroom. A carpeted staircase from the hallway leads to the upper landing giving access to 4 double bedrooms which benefit from ample built in storage space and a shower room.

This spacious family home is within a short walking distance of the town centre and has close access to bus routes, shops, schools, beach and golf courses. 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, double glazing and ample built in storage throughout.

Entrance Hall:

A bright and welcoming hall giving access to the lounge, family bathroom and dining room with carpeted staircase leading to the upper floor, built-in storage cupboard, laminate wood effect flooring.

Lounge:

4.9m x 3.6m

A bright family living space with full length panoramic window overlooking the front of the property allowing natural light to flood this room, wood burning stove creates a relaxing focal point to the room, laminate flooring, radiator.

Kitchen:

4.65m x 2.55m

The modern kitchen area is accessed directly from the dining room/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, wooden door leads out to decking area providing an excellent outdoor dining option in the warmer months. Appliances within the kitchen include an integrated double oven, fridge freezer, washing machine, tumble dryer, 4 burner gas hob and dishwasher. The kitchen also benefits from a lowered breakfast bar area giving a dining option, large walk-in larder, under unit lighting, down lights and vinyl flooring.

Dining Room/Lounge:

4.6m x 3.35m

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, built in storage, laminate flooring, radiator.

Bathroom:

2.4m x 1.85m

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

Upper Floor Accommodation:

Bedroom 1:

4.15m x 3.4m

A extremely spacious and generous sized bedroom with dual aspect double glazed window giving views across to the Tay, ample built in storage, carpeted, radiator.

Bedroom 2:

3.6m x 3.05m

Another generous sized double bedroom with double glazed window giving views across to the Tay, carpeted, radiator.

Bedroom 3:

3.05m x 2.6m

Another spacious double bedroom overlooking the rear garden, built in wardrobe, carpeted, radiator.

Bedroom 4:

2.7m x 2.6m

The smaller of the 4 bedrooms this versatile room would make an ideal youngsters bedroom or home office space, built in shelved storage as well as wardrobe, carpeted, radiator.

Shower Room:

1.9m x 1.9m

The shower room comprises of a wc, wash hand basin with full pedestal, corner shower cubicle with electric shower within, chrome heated towel rail, tiled flooring with walls tiled to dado height, upvc opaque double glazed window.

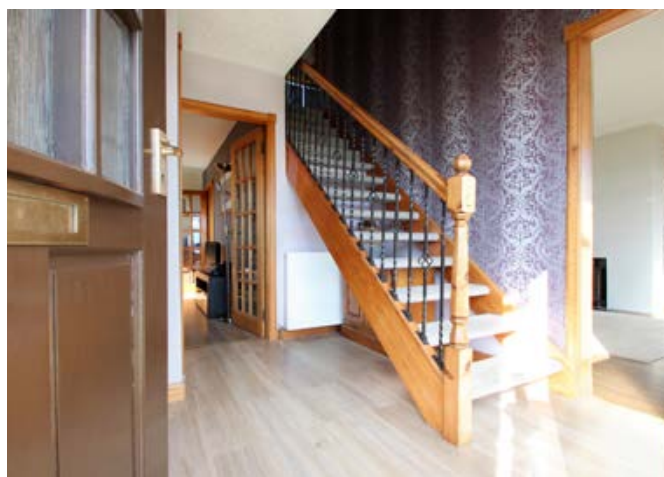
Garden:

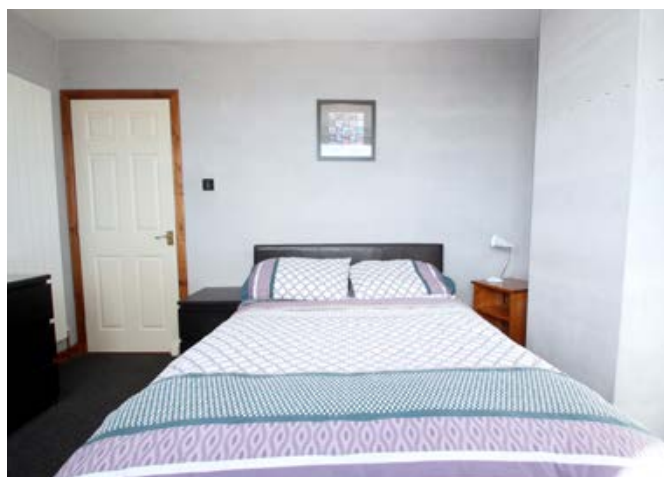
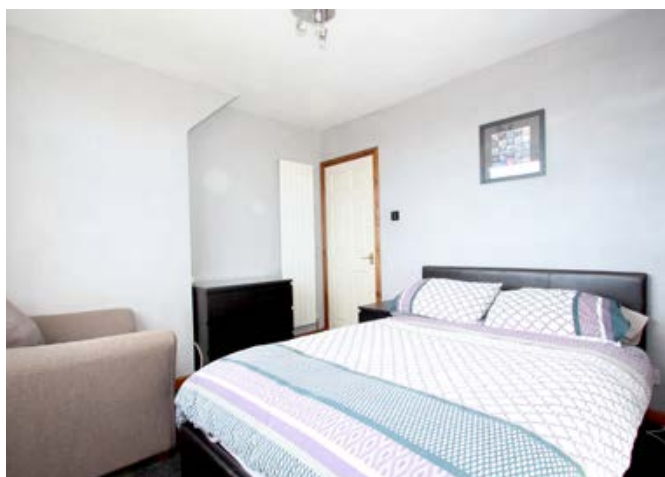
Number 28 benefits from sitting on a large corner plot with access to a double drive and garage. The low maintenance front and back gardens are laid mainly with lawn with borders of mature shrubs and trees. The enclosed rear garden has an additional decking area providing an ideal spot to relax or dine during the warmer months.

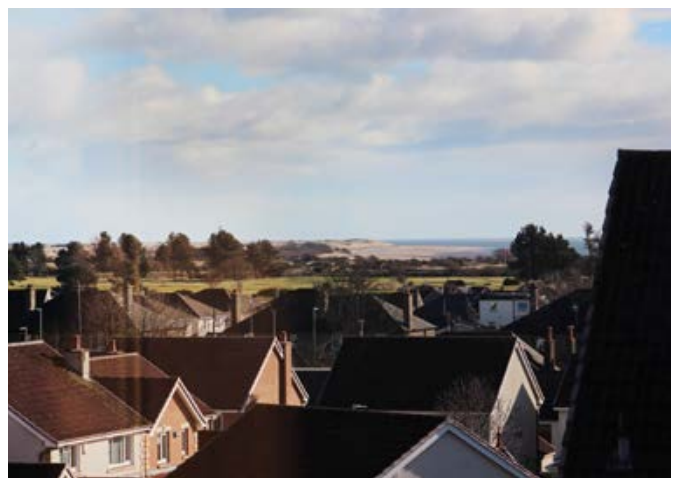
Garage:

Large driveway leads to a double garage with storage at the side on the home. Accessed through an up and over door as well as from the side. Ideal additional storage space or car storage facility.









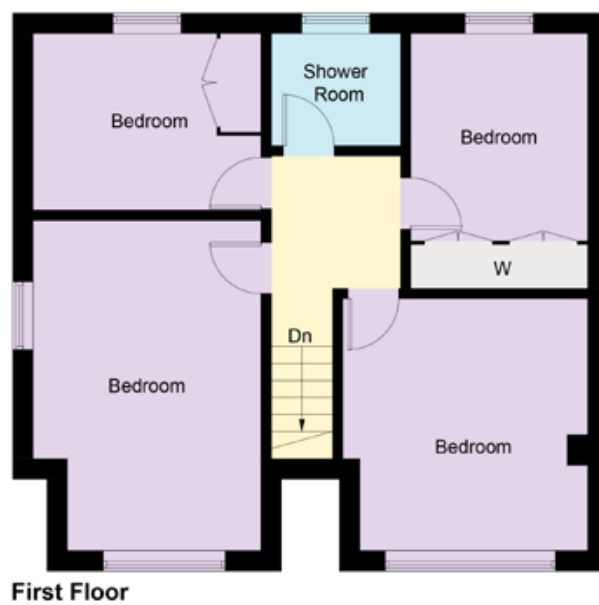
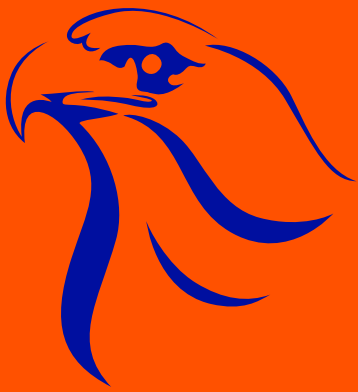


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID941558)

t: 01382 539 313



Alan E Masterton

SOLICITORS & ESTATE AGENT

Council Tax Band:

D (Angus Council March 23)

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 28 will be on your right hand side with one of our bright for sale boards 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: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

12-14 Maule Street,
Monifieth, Angus
DD5 4JN
LP-1 Monifieth

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

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.

www.legaleagles.tv

"WHEN RESULTS MATTER"

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

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...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH