



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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14 Ardestie Place, Monifieth, DD5 4PS

Offers Over £190,000

2 Bedroomed Semi- Detached Bungalow

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2 Bedroomed Semi- Detached Bungalow

Situated within the highly desirable coastal town of Monifieth, we are delighted to offer for sale this well presented 2 bedroomed bungalow. Set on an elevated position this property enjoys views looking out towards the Tay and beyond.

This spacious home is flooded with natural light throughout and comprises of; An entrance hall with two storage cupboards, a lounge giving Tay views, modern kitchen that leads out into a conservatory, contemporary shower room with under floor heating and two bedrooms with built in storage.

This highly sought after area is close to all local amenities and has close access to schools, shops, transport links, fitness centre and is in prime position for the beach, bowling club and golf courses. The property has been well maintained and benefits from ample built in storage space throughout, double glazing, gas central heating and low maintenance garden area. This property will appeal to many purchasers including "downsizers" and professionals alike.

Entrance Hall:

The home is entered via a upvc security door into a hallway that gives access to the lounge, kitchen, shower room, two bedrooms and two storage cupboards as well as access to a partially floored attic space. Carpeted, radiator.

Lounge:

5.01m x 3.59m:

This bright living space provides a comfortable atmosphere in which to relax with large window overlooking the front of the home giving views across to the Tay. Carpeted, radiator.

Kitchen:

2.6m x 3.42m:

A bright kitchen with ample storage space provided by a good range of wood effect wall and base units with complimentary worktop and modern tiled splash back. Appliances include a built-in oven, electric hob with overhead extractor, integrated dishwasher and space for under counter fridge, freezer and washing machine. (white goods can be included within the sale – no guarantees given). Door leading out into the conservatory makes this an ideal spot for relaxing and entertaining in the warmer months. Under unit lighting, downlights, white ceramic sink, high spec vinyl flooring, radiator.

Conservatory:

3.01m x 3.01m:

Leading out from the kitchen the conservatory is a great addition to the home and gives panoramic views of the garden, giving a bright area in which to relax or dine. An external door leading out into the garden makes this an ideal spot for relaxing through the warmer months.

Shower Room:

2m x 1.74m:

The modern, luxury shower room comprises of a corner shower cubicle with mains shower within, w.c and wash-hand basin. Contemporary heated mirrors and underfloor heating add a touch of luxury to the shower room, fully tiled, down lights, radiator.

Bedroom 1:

3.64m x 2.93m:

A generously sized double bedroom with window overlooking the secluded rear garden of the home, two built in wardrobes provide excellent storage space, carpeted, radiator.

Bedroom 2:

3.51m x 3.61m

A well-proportioned bright and airy room with double glazed window overlooking the front of the home giving Tay views, ideal youngster bedroom or home office space, carpeted, radiator.

Garden:

Low maintenance garden areas to the front and back of the home. The front of the property is laid with a mono bloc driveway with steps leading up to the entrance of the home as well as the rear garden. The rear garden is laid mainly with chips with patio area and borders of mature shrubs and trees providing a secluded and tranquil backdrop.

Garage:

Garage accessed by an electric up and over door from the driveway. Ideal for additional storage space.

Directions:

Entering Monifieth along Ferry Road, at the traffic lights turn left onto Grange Road. Continuing on Grange Road turn right staying on Grange Road. Following the road round turn left into Ardestie Place. Number 14 is located on your right hand side with one of our bright for sale boards positioned in the front garden to assist with your locating.







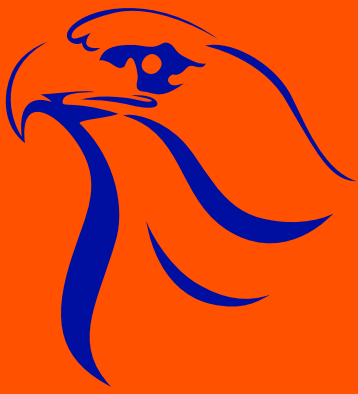




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with roomplan 12012



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Home Report:

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:

D (Angus Council June 2023)

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)

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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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