



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

20 Well Street, Monifieth, DD5 4AH

Offers Over £95,000

1 Bedroomed Ground Floor Flat

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20 Well Street, Monifieth, DD5 4AH

Situated within the popular coastal town of Monifieth we are delighted to offer for sale this well presented one bedroomed, ground floor flat. This bright property is only a short distance from the beach front and golf courses as well as being close to all local amenities including shops, schools and public transport.

Located on the ground floor, this spacious flat is entered through a secure upvc door from Well Street into a bright hallway giving access to the bedroom and lounge which then leads onto the kitchen and shower room.

The property has been well maintained and benefits from double glazing and electric heating. Would make an ideal purchase for first time buyer or investment property.

Entrance:

The property is accessed via a white upvc security door directly from Well Street into a hallway.

The hallway then gives access to the bedroom and lounge. Wood effect laminate flooring is laid throughout.

Lounge: 4.9 x 3.1m (widest points)

A bright and airy room with large, double-glazed windows overlooking the front of the property, the room provides a comfortable atmosphere in which to relax and opens up to the kitchen and a shower room. Wood effect laminate flooring, radiator.

Kitchen: 2.6 x 2.2m

The kitchen is fitted with a variety of wood effect wall and base units providing ample amount of storage. The contrasting worktop and splash back provided a great amount of surface space. Appliances within the kitchen include an integrated washing machine and fridge, built in cooker with electric hob and a stainless steel sink with drainer and pillar tap.

Shower Room: 1.9 x 1.6m

The modern shower room comprises of a corner shower cubicle with electric shower within, w.c and wash hand basin. Tiled within the shower, vinyl flooring, chrome heated shower rail.

Bedroom 1: 4.9 x 2.9m (widest points)

A generous sized double bedroom with double glazed windows overlooking the side and the front of the property, built-in wardrobe, wood effect laminate flooring, radiator.

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. Number 20 is located on the right hand side with one of our bright for sale boards positioned in the lounge window to assist you with locating the property.



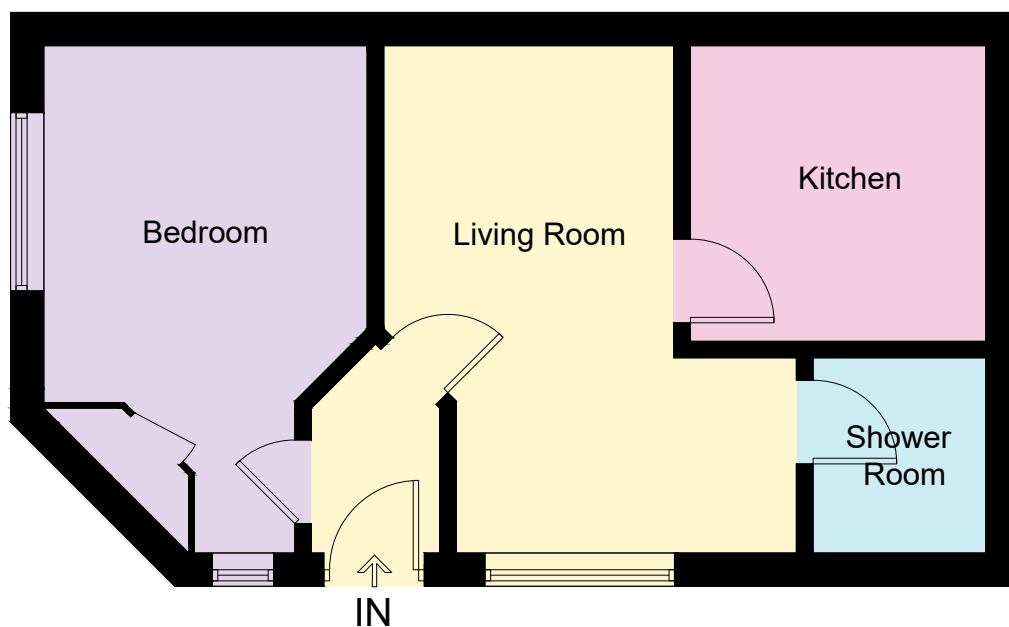
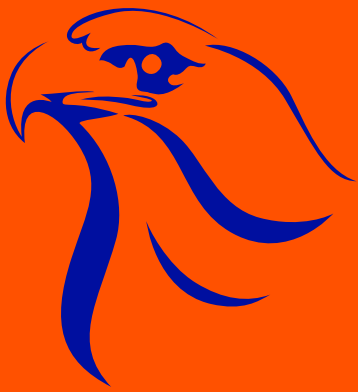


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972174)



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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 June 2023).

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)

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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.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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