



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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15 Airrie Drive, Monifieth, DD5 4RP

Offers Over £170,000

Semi-Detached Bungalow

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Semi-Detached Bungalow

15 Airlie Drive, Monifieth, DD5 4RP

Situated in a highly popular residential area of Monifieth, this well presented 2 bedroomed 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 in a quiet cul-de-sac of similar styled properties, this bright and spacious home provides comfortable accommodation all at a ground floor level. Accommodation comprises of an entrance hallway with a large storage cupboard, lounge which leads into the kitchen, 2 double bedrooms overlooking the secluded garden and a bright bathroom.

Property benefits from double glazing, gas central heating and all floor coverings and window blinds where fitted are included in the sale.

Hall:

Accessed through a white upvc security door the hallway gives access to both bedrooms, bathroom, lounge and a large storage cupboard which gives access to attic hatch. Carpeted, radiator

Lounge:

4.79m x 3.02m

A spacious and bright family 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 area. Carpeted, radiator.

Kitchen:

2.75m x 2.29m

The kitchen is fitted with a variety of wall and base units providing an ample amount of storage space with complimentary wood effect worktops with tiled splash back, storage can also be found within a larder cupboard. Space for Electric cooker/hob, plumbed for washing machine, space for tall fridge/freezer, large double-glazed window overlooks the front garden, wood effect vinyl flooring.

Bathroom:

1.89m x 1.71m

The bathroom comprises of a W.C, wash-hand basin with pedestal and a bath with overhead shower. This bright space benefits from a shelved storage cupboard, mix of tile and wetwall, radiator and vinyl flooring.

Bedroom 1:

3.15m x 3.02m

A generous sized bright and airy room with double glazed window overlooking the secluded rear garden area, wood effect laminate flooring, radiator.

Bedroom 2:

3.15m x 2.29m

Another double bedroom with double glazed window overlooking the rear of the property, carpeted, radiator.

Garden:

Both front and back gardens are easily maintained and laid mainly with lawn. To the front of the property is a driveway that runs up the side of the home. The rear, enclosed garden is accessed through a gate at the rear of the driveway. The rear garden is secluded making it an ideal quiet spot for relaxation in the warmer months.



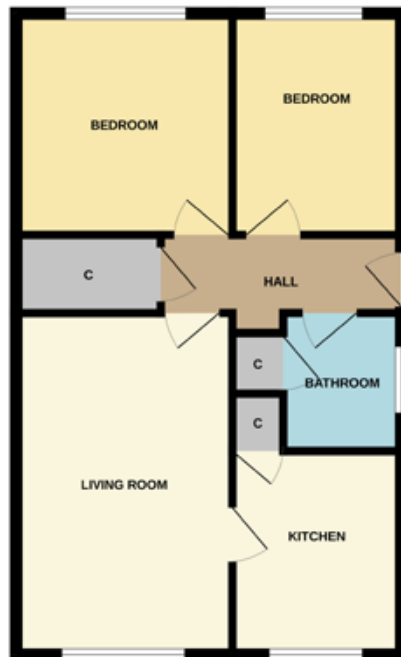




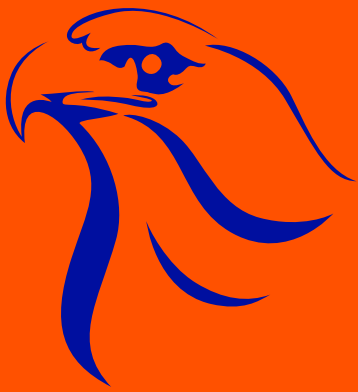




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 illustration 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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Directions:

Driving east along the main Dundee – Arbroath road (A92) turn right at West Grange roundabout heading onto West Grange Road. Continue on West Grange Road before turning left onto Ardownie Street. Continue on this road before turning right into Airlie Drive and number 15 is on the left hand side. To assist with location one of our bright for “sale boards” is located in the front garden.

Viewing:

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: (viewings must be arranged at least 24 hours before your requested viewing date/time)

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:

C (Angus Council August 2023)

EPC Band:

C

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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