



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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7 Lorne Crescent, Monifieth, Angus, DD5 4DZ

Offers Over £230,000

Semi-Detached Villa

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Semi-Detached Villa

7 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 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 from a panoramic window over-looking the front of the home and glazed doors opening up into a dining area. A spacious and bright kitchen gives direct access to the rear garden patio area and completing the ground floor level is a large bedroom and a modern shower room. A carpeted staircase from the hallway leads to the upper landing giving access to three double bedrooms and a w.c.

This spacious family home is within a short walking distance of the town centre, golf courses and beach and has close access to all bus routes, shops and schools. 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 and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

A bright and welcoming hall with a carpeted staircase leading to the upper floor bedrooms and w.c as well as giving access to the lounge, shower room, ground floor bedroom and built-in storage cupboard, carpeted.

Lounge:

3.57m x 4.85m:

A bright family living space with large panoramic window overlooking the front of the property allowing natural light to flood this room, double doors lead into a large dining room giving the option to fully open up this living space. carpeted, radiator.

Dining Room:

4.65m x 2.56m:

Opening up from the lounge, the dining area is flooded with natural light and looks out onto the rear garden. Set between the kitchen and lounge, it makes the ideal family spot for dining and entertainment. Large storage cupboard, carpeted, radiator.

Kitchen:

2.76m x 3.64m:

The kitchen area is accessed directly from the dining room and comprises of a good range of both wall and floor cabinets with complimentary worktop, large double glazed window overlooks the rear garden, composite door leads out to a patio area providing an excellent outdoor dining option in the warmer months. Appliances include an integrated dishwasher, oven with gas hob, tiled splash back and extractor above, space for washing machine and tall fridge freezer, laminate flooring, radiator.

Bedroom 4:

3.35m x 4.56m:

This extremely spacious and generously sized bedroom benefits from dual aspect windows providing a bright versatile space to this family home, built in double wardrobe, carpeted, radiator.

Shower Room:

1.84m x 2.38m:

Modern shower room comprising of a wc, wash hand basin with full pedestal, corner shower cubicle with mains operative shower within, chrome heated towel rail, radiator, vinyl flooring, upvc opaque double glazed window to the side of the property.

Upper Floor Accommodation:

Bedroom 1:

3.6m x 4.22m:

A generous sized bedroom with large upvc double glazed window overlooking the front of the property, carpeted, radiator.

Bedroom 2:

3.59m x 2.36m:

A bright double bedroom with window overlooking the rear garden, an ideal youngsters room or home office, carpeted, radiator.

Bedroom 3:

2.82m x 3.64m:

Another generous sized bedroom with built-in wardrobe and eve storage, double glazed window overlooking the side of the home, carpeted, radiator.

W.C:

1.52m x 1.15m:

A great addition to the upper floor, a bright w.c entered via a sliding door. Velux window, vinyl flooring.

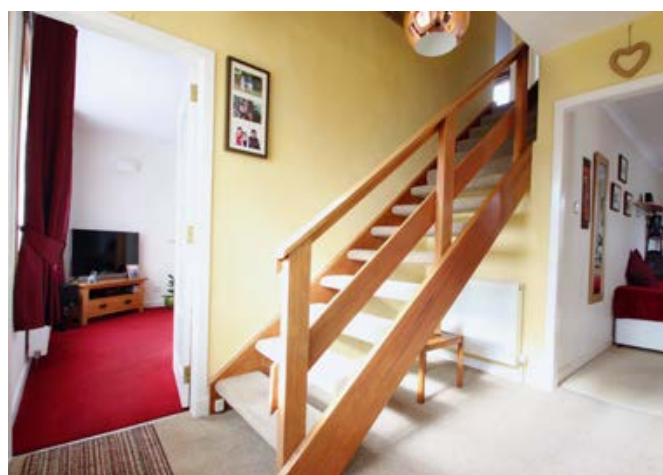
Garden:

Beautiful mature garden to the front and rear of the home. The front garden is laid mainly with lawn with a pathway and driveway leading up to the front entrance of the property. The secluded rear garden is over two levels which is beautifully landscaped and comprises of flower beds with mature shrubs and borders of mature trees. Patio area provides an ideal spot to relax in the summer months. Garden shed is included within the sale.

Garage:

Detached garage accessed by an up and over door from the driveway or from a external door from the rear garden. Garage benefits from power making it an ideal for additional storage space.











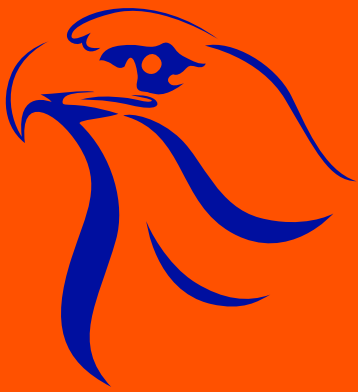
GROUND FLOOR



1ST 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 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:

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:

E (Angus Council Sept 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. Number 7 will be on your left hand side and one of our bright for sale boards is 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)

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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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