



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
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3 Bedroomed Detached Bungalow
2 Albert Street, Monifieth, DD5 4JT



Offers Over £255,000

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3 Bedroomed Detached Bungalow

2 Albert Street, Monifieth, DD5 4JT

Situated within the highly desirable residential area of Monifieth, we are delighted to offer for sale this well presented detached bungalow that sits on a large elevated plot giving stunning views out towards the Tay and beyond.

This spacious home comprises of; An entrance vestibule, a bright lounge with modern electric fireplace and uninterrupted views of the Tay, kitchen with utility can be found at the rear of the house with joins onto a large versatile room that's currently getting utilised as a dining room. A shower room with vanity units providing excellent additional storage and 3 double bedrooms, one which has views across the front garden to the Tay.

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 double glazing, gas central heating and low maintenance, outdoor area to enjoy the open outlook. This property will appeal to many purchasers including "downsizers" and professionals alike.

Entrance:

This family home is entered via a glazed upvc security door into a vestibule. The vestibule then gives access to a carpeted hallway via a glazed door.

Lounge:

This bright living space provides a comfortable atmosphere in which to relax with large window overlooking the secluded garden and giving spectacular views across the Tay to Tentsmuir and beyond. Modern feature fireplace provides a focal point to this bright family space.

Kitchen:

The kitchen is with window over looking the rear of the home and partially glazed upvc security door giving access round the perimeter of the house and front garden. Ample storage space is provided by a good range of wood effect wall and base units with complimentary worktop and tiled splash back. Appliances include a 4 gas burner hob, tower oven and grill, integrated fridge freezer and composite sink with pillar tap.

Utility:

Leading on from the hallway into the kitchen the utility provides an excellent additional storage space with composite sink, space for washing machine, space for tumble dryer

Dining Room/ Bedroom 4:

A versatile room that's currently getting utilised as a family dining room

Bathroom:

The spacious bathroom comprises of a corner shower cubicle with mains shower within, back to wall w.c and wash-hand basin within a large wood effect vanity unit providing excellent additional storage, fully tiled, chrome towel rail.

Bedroom 1:

A generously sized double bedroom with window overlooking the front garden giving a beautiful outlook to the Tay and beyond, built in wood effect cupboards, dresser and wardrobe provide ample storage space.

Bedroom 2:

A well-proportioned bright and airy room with double glazed window and built in mirrored wardrobes.

Bedroom 3:

Another well proportioned, bright room with built in mirrored wardrobe. Would make an ideal youngsters bedroom or home office space.

Garden:

Low maintenance garden areas to the front of the home which is mainly hard landscaped with patio slabs and chips as well as hard standing driveway leading to the detached garage and carport area. The lower level of the garden is laid with lawn with a chipped border and benefits from a large patio area as well as a summer house providing a relaxing space for outdoor dining or entertaining to fully enjoy the views in all seasons.

Garage:

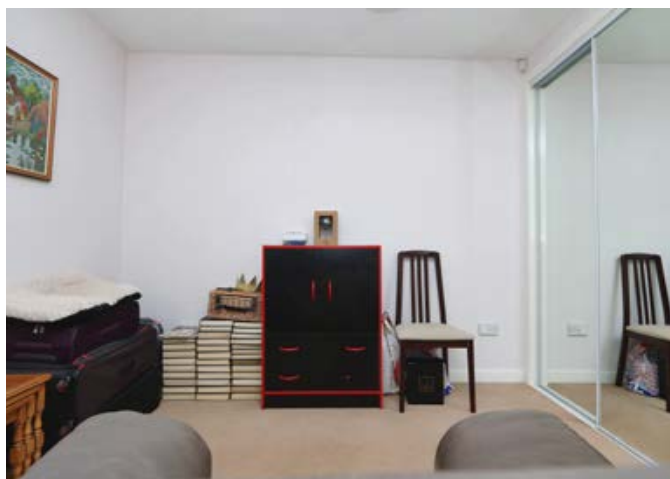
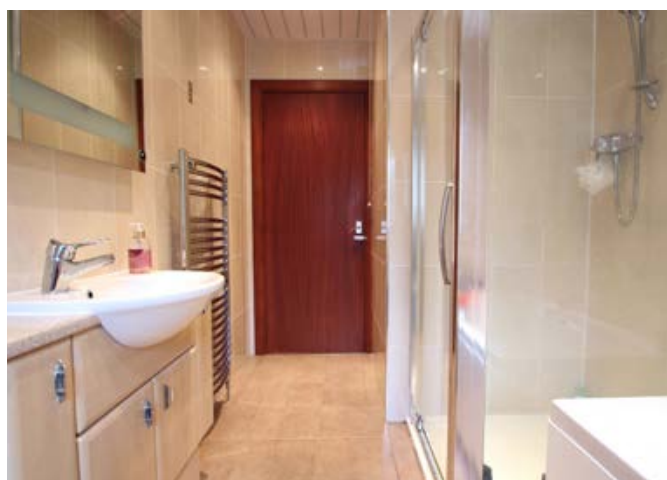
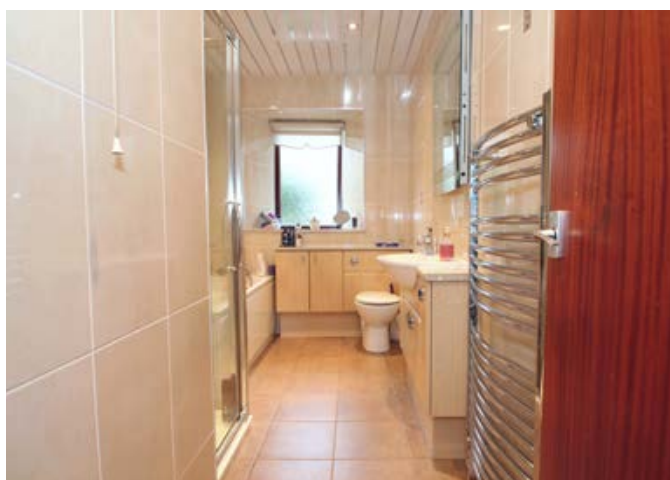
The garage is accessed via an up and over door from the driveway and provides excellent additional storage space.

Summer House:

Nestled into the garden, the summer house is a great addition to the front of the home giving panoramic views of the garden and can be enjoyed across the seasons.









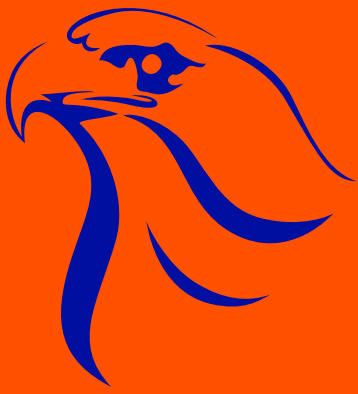


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan depicted 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 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:

Entering Monifieth along Ferry Road, turn left onto Albert Street towards Monifieth Bowling Club. Number 2 is located on your right hand side behind the war memorial and can be accessed via the side gate or driveway. One of our bright for sale boards will be positioned in the front garden to assist with your locating.

Home Report:

Please visit our own website at www.legaleageles.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 Oct 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)

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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