



Alan E Masterton
SOLICITORS & ESTATE AGENT

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AGENTS

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www.legaleagles.tv

53 Grangehill Drive, Monifieth, DD5 4RR

Offers Over £265,000

4 Bedroomed Detached Villa

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4 Bedroomed Detached Villa

53 Grangehill Drive, Monifieth, DD5 4RR

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this extremely spacious detached villa with generous sized rooms and ample built in storage throughout. Number 53 also benefits from a conservatory that overlooks a secluded garden area and a large monobloc driveway which leads to a detached garage.

The property offers spacious accommodation flooded with natural light throughout. Accommodation in full comprises of: an entrance hallway giving access to a w.c, the kitchen with utility and a spacious lounge with sliding doors leading into a bright dining area and conservatory. Carpeted staircase leads to the upper level with 4 bedrooms all with built in wardrobes and a family bathroom. The garden is well maintained and mature trees and shrubs out with the boundary provide a secluded and tranquil backdrop for relaxing in the warmer months.

This highly sought after, family friendly area is close to all local amenities and has close access to schools, shops, transport links, fitness centre, beach and golf courses. The property has been well maintained and benefits from ample built in storage space throughout, double glazing and gas central heating.

Entrance Hall:

The bright and welcoming entrance hall is accessed through a wood effect upvc glazed security door and benefits from under stair storage. The hallway gives access to the lounge, kitchen, w.c and upper floor which is accessed via a carpeted staircase.

Lounge:

3.82m x 5.5m:

A well-proportioned room which enjoys the feeling of space and lightness through the large window over looking the front garden of the property. Sliding doors lead into the dining room giving the option to fully open up this bright living space.

Dining Room:

3.6m x 4.23m:

Opening up from the lounge and kitchen via sliding doors, the dining area is flooded with natural light with door leading into a conservatory overlooking the secluded rear garden.

Conservatory:

3.05m x 1.90m:

An excellent addition to this family home, giving panoramic views of the garden. Trees out with the boundary give a colourful backdrop to the home.

Kitchen:

2.88m x 4.60m:

A bright kitchen with ample storage space provided by a good range of wooden floor and wall storage units with complimentary worktop and tiled splash back. Large window and glazed security door gives access to the rear garden flooding this room with natural light. Kitchen appliances consist of an integrated fridge, dishwasher, double oven with electric hob and microwave. Tiled flooring.

Utility:

2.48m x 1.10m:

The utility room gives access to the rear garden and provides space for a tall fridge freezer and washing machine.

W.C:

1.02m x 1.92m:

A great addition to the lower level family space. Consists of a w.c and basin with splashback.

Upper Floor:

Bedroom 1:

2.3m x 3.14m:

Very spacious double bedroom with large window overlooking the rear of the property, built-in wardrobe, carpeted.

Bedroom 2:

2.98m x 4.25m:

Another very spacious double bedroom with large built in wardrobes and full length window overlooking the rear garden, carpeted.

Bedroom 3:

3.0m x 4.41m:

A bright double bedroom with large built in wardrobe and window overlooking the front garden, carpeted.

Bedroom 4:

2.0m x 3.31m:

The smaller of the four bedrooms, this room also benefits from a large storage cupboard. Would make an ideal youngsters' bedroom or home office space, carpeted.

Bathroom:

A generously sized, family bathroom comprising of a bath with overhead shower within, wash hand basin within a vanity unit providing additional storage and w.c., fully tiled.

Garden:

To the front of the property is an extensive monobloc driveway that leads to an external garage to the side of the property. The garden areas to the front and rear of the home are both easily maintained; laid mainly with lawn with borders of mature shrubs and bushes. The rear garden benefits from a patio area providing an excellent space in which to relax in the summer months.

Garage:

Detached garage accessed by an up and over door. Ideal for additional storage space.









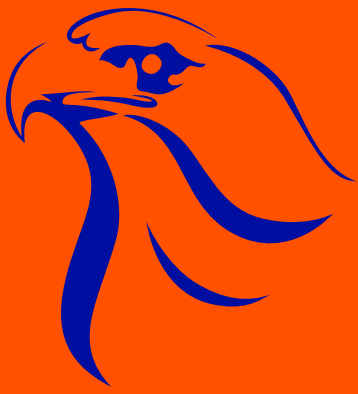


GROUND FLOOR

1ST FLOOR



We have every attempt 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The colours, textures and appearance shown here are not to scale and no guarantee as to their quantity or efficiency can be given.
Made with floorplan 12552



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Directions:

Proceeding east from Dundee on the main Arbroath Rd (A92) at the Dobbies roundabout take the 3rd exit onto Victoria Street. Continuing down Victoria street, passing Monifieth Medical Practice, turn right onto St Regulus Road then take your first left onto Grangehill Drive, No53 is located on the left hand side with one of our bright for sale boards positioned in the front garden to assist you with locating.

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 December 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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