



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



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29 Tay Street, Monifieth, DD5 4AX

Offers over £280,000

3 Bedroomed Period Style Home

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3 Bedroomed Period Style Home

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Situated within a highly desirable residential area of Monifieth, this attractive stone-built family home offers a superb blend of generous accommodation, modern comfort and timeless appeal. The property enjoys an excellent location close to well-regarded schools, local amenities, leisure facilities, the beachfront and convenient transport links, making it an ideal choice for families seeking a well-connected and comfortable home.

A welcoming entrance vestibule opens into a bright and spacious hallway, setting the tone for the well-proportioned accommodation throughout. The generously sized lounge benefits from a large bay window, allowing an abundance of natural light to fill the room, while elevated ceilings add to the sense of space and provide an impressive feeling of height. To the rear of the property, the dining room connects naturally with the contemporary kitchen, creating a sociable and versatile area well suited to family gatherings and entertaining. From here, there is direct access to the low-maintenance rear garden. A further double bedroom on the ground floor provides excellent flexibility and could be used for guests, family members or as an additional living space.

Upstairs, there are two spacious double bedrooms, both offering comfortable and versatile accommodation, together with a stylish modern shower room. Elevated ceilings continue on this level, enhancing the feeling of space and complementing the contemporary presentation of the rooms. Overall, the property provides a generous and well-balanced layout, combining practical modern living with attractive proportions and a welcoming sense of space.

Entrance Hall:

The bright and welcoming entrance hall is accessed via a upvc external door that leads into a vestibule before entering the main entrance hall of the home. This inviting space provides access to the main living areas, the versatile ground floor bedroom, as well as the dining kitchen.

Lounge:

The generously sized and well-proportioned lounge is bright and inviting, with the large bay window allowing plenty of natural light to flow into the room. Offering excellent space for the whole family, the room is complemented by an attractive fire surround, creating a warm and appealing focal point.

Dining Room:

A bright and versatile space, the room enjoys an abundance of natural light from the large garden-facing window and roof light. Double doors lead seamlessly from the dining area into the contemporary kitchen, offering the flexibility to open up the space and create a generous, sociable family environment.

Kitchen:

The contemporary kitchen offers excellent storage with a comprehensive range of wall and base units, complemented by stylish worktops and tiled splashbacks. Designed with both practicality and modern living in mind, the kitchen flows seamlessly into the adjoining dining area, creating a sociable space ideal for family life and entertaining. An external door from the kitchen provides convenient direct access to the low-maintenance outdoor area.

Bedroom 3:

A versatile ground-floor double bedroom overlooking the front garden, offering excellent flexibility and making an ideal guest room, additional family bedroom or alternative living space

Upper Level

Bedroom 1:

A generously sized and beautifully appointed bedroom featuring a full wall of built-in wardrobes providing excellent storage.

Bedroom 2:

Another bright and generously sized double bedroom overlooking the front of the home with ample storage space provided by built in sliding mirrored wardrobes.

Shower Room:

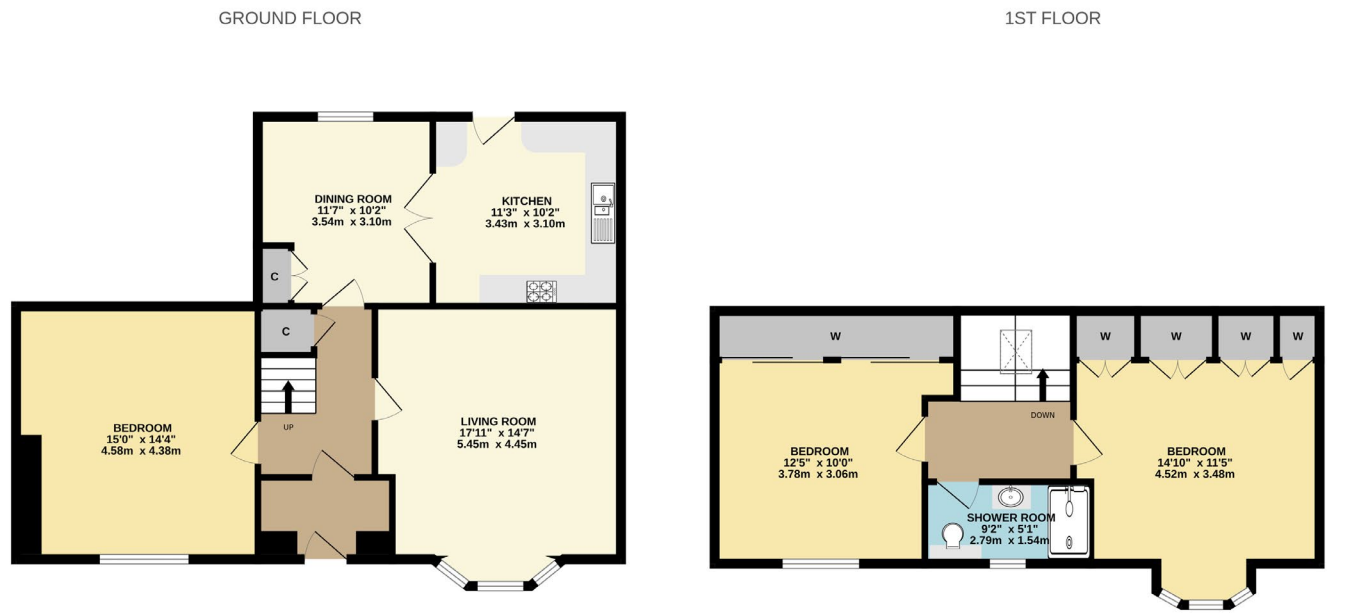
A bright and well-presented shower room finished to a high standard, This luxurious space benefits from a large walk-in shower, w.c and basin within a vanity unit. The Shower room also features an arched opaque window.

Garden Areas:

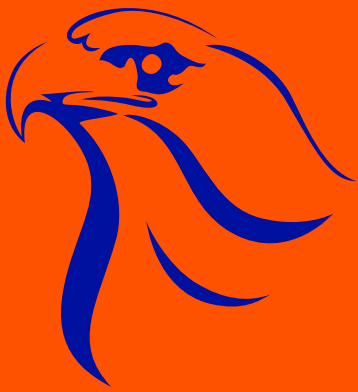
The outdoor space at 29 Tay Street offers the perfect balance of private and communal living. The private garden area has been thoughtfully designed for low-maintenance enjoyment, featuring a decked patio area and stone chips, while the generously sized communal gardens are beautifully maintained with expansive lawns. A gated pathway connects the private outdoor space to the communal gardens, providing easy access to the side of the property.







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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Council Tax Band:

D (Angus Council May 2026).

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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www.tspc.co.uk

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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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