



**FLAT 26 HOMETAY HOUSE, 2 HIGH STREET,
MONIFIETH, DD5 4BN**

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat.
- Within a popular retirement development.
- On site complex manager, lift, residents lounge, laundry, guest facilities, communal garden and residents parking.
- Electric heating and double glazing.



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OFFERS OVER
£95,000

Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT has been tastefully upgraded to include a new kitchen, impressive shower room and modern neutral decor. This is an excellent opportunity to purchase this attractive property which is presented in move in condition throughout and located within the popular retirement complex 'Hometay House' in the centre of Monifieth. This bright spacious flat benefits from double glazing and electric heating and included in the sale are all new carpets and floor coverings. There is also an on site complex manager, a guest suite, residents lounge, laundry, lift access, intercom system, attractive communal gardens and residents parking and age restrictions apply.

ACCOMMODATION:

Lounge, Kitchen, 1 Bedrooms & Shower Room

ENTRANCE HALLWAY:

There is a spacious shelved storage cupboard, with light, housing the hot and cold water tanks, and the electric meter and fuse box.

LOUNGE:

Approx. 10'2 x 20'10. An impressive, bright spacious lounge with front facing window offering a pleasant outlook onto Monifieth High Street, There are two wall lights, TV and telephone points and a storage heater. (An arch leads into the kitchen.

KITCHEN:

Approx. 7'2 x 7'5. An impressive, newly upgraded front facing kitchen fitted to wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven and hob with stainless steel splashback and extractor hood above, and an integrated fridge.



BEDROOM 1:

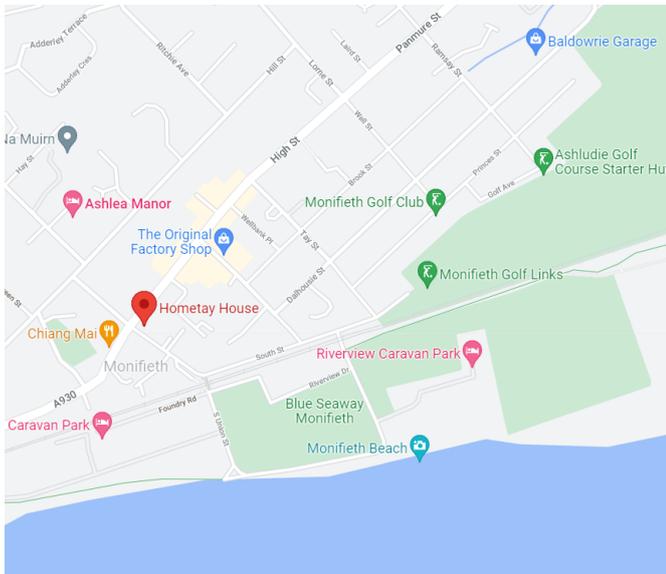
Approx. 8'9 x 14'2. A bright spacious front facing bedroom with an open outlook onto Monifieth High Street. There is a double shelved and hanging wardrobe, wall lights and telephone point.

SHOWER ROOM:

Approx. 5'5 x 7'. A recently upgraded impressive tiled shower room fitted with a 2 piece white suite incorporated within a modern vanity unit with mirror above with a separate shower enclosure with glass screen housing a power shower. There are bathroom fittings, Parador ceiling with spotlights, an Expelair, and heated towel rail.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

Connelly & Yeoman
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