



1 DIGHTY STREET, MONIFIETH, DD5 4UG

SEMI DETACHED VILLA



Key Features

- Set within the very popular Victoria Grange estate.
- An immaculately presented family home of generous proportions.
- Gas central heating & Double glazing.
- Driveway leading to a garage.
- Enclosed rear garden with sunny patio, power point and water tap.



**OFFERS OVER
£250,000**

Property Description

This delightful SEMI DETACHED VILLA must be viewed to appreciate the size and style of accommodation on offer. Set within the very popular Victoria Grange estate this immaculately presented family home has an ideal location, close to the A92 and is within easy access of Dundee and all local amenities and services. Offering bright spacious accommodation, the property is presented in modern neutral tones and benefits from gas central heating, controlled by a Hive system, and double glazing. On entry you have a welcoming hallway with cloaks cupboard and a conveniently located wc. On the ground floor is a bright spacious lounge, with front facing window and patio doors which lead out onto a sunny patio area and garden beyond, and access into the well appointed modern kitchen. On the upper floor are three spacious bedrooms, with the master bedroom having an en-suite shower room, and there is a family bathroom. Outside a lock block driveway provides parking for two cars and gives access to the garage and a side gate leads to the rear garden which is neatly laid out with a sunny patio area, lawn, power point and outside water tap.

ACCOMMODATION:

Hallway, Lounge, Kitchen, WC, 3 Bedrooms (Master with en-suite), & Family Bathroom.

HALLWAY:

Entry is via a double glazed front door into this spacious and extremely attractive, welcoming hallway with a wooden staircase leading to the upper floor, a storage cupboard, wood effect flooring and a radiator.

WC:

Approx. 5'10 x 6'11. A conveniently located wc with modern tiling, bathroom fittings and a radiator.

LOUNGE:

Approx. 12'6 x 17'11. A glass panel door leads into this delightful spacious lounge with ample room for furnishings, front facing window and patio doors leading out into the rear garden.

KITCHEN:

Approx. 8'8 x 11'4. A feature of this home is the splendid well-appointed kitchen which is fitted with modern base and wall units with under unit lighting and coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is a stainless steel electric oven and grill, induction hob with stainless steel extractor hood above, an integrated washing machine, dishwasher and fridge freezer, a breakfast seating area, wood effect flooring and a door leading into the rear garden.



UPPER HALLWAY:

A spacious upper hallway with storage cupboard, and radiator.

BEDROOM 1:

Approx. 11'8 x 12'2. A bright spacious bedroom with a shelved and hanging wardrobe, front facing window and a radiator.

EN-SUITE:

Approx. 5'5 x 5'8. With side facing window, wc, wash hand basin and a tiled shower cubicle finished with modern tiling with a power shower. Bathroom fitments and a radiator.

BEDROOM 2:

Approx. 10' 4 x 12'2. A delightful well proportioned front facing bedroom with ample room for furnishings, and a radiator.

BEDROOM 3:

Approx. 10'2 x 12'2. Rear facing double bedroom with a shelved and hanging wardrobe, and radiator.

FAMILY BATHROOM:

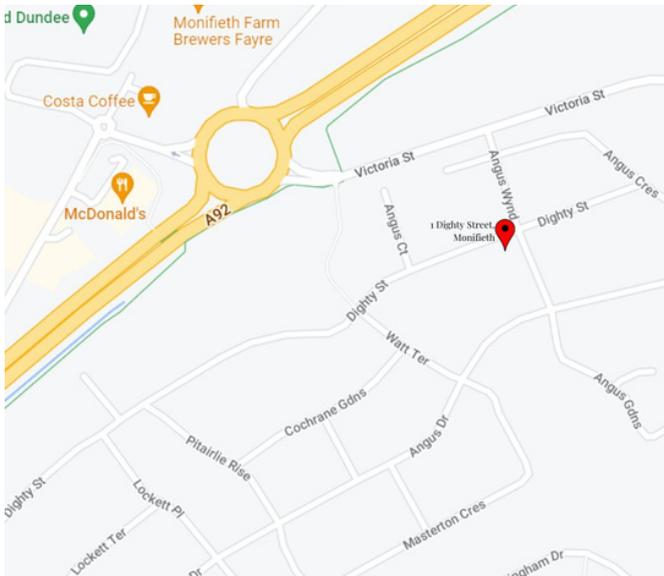
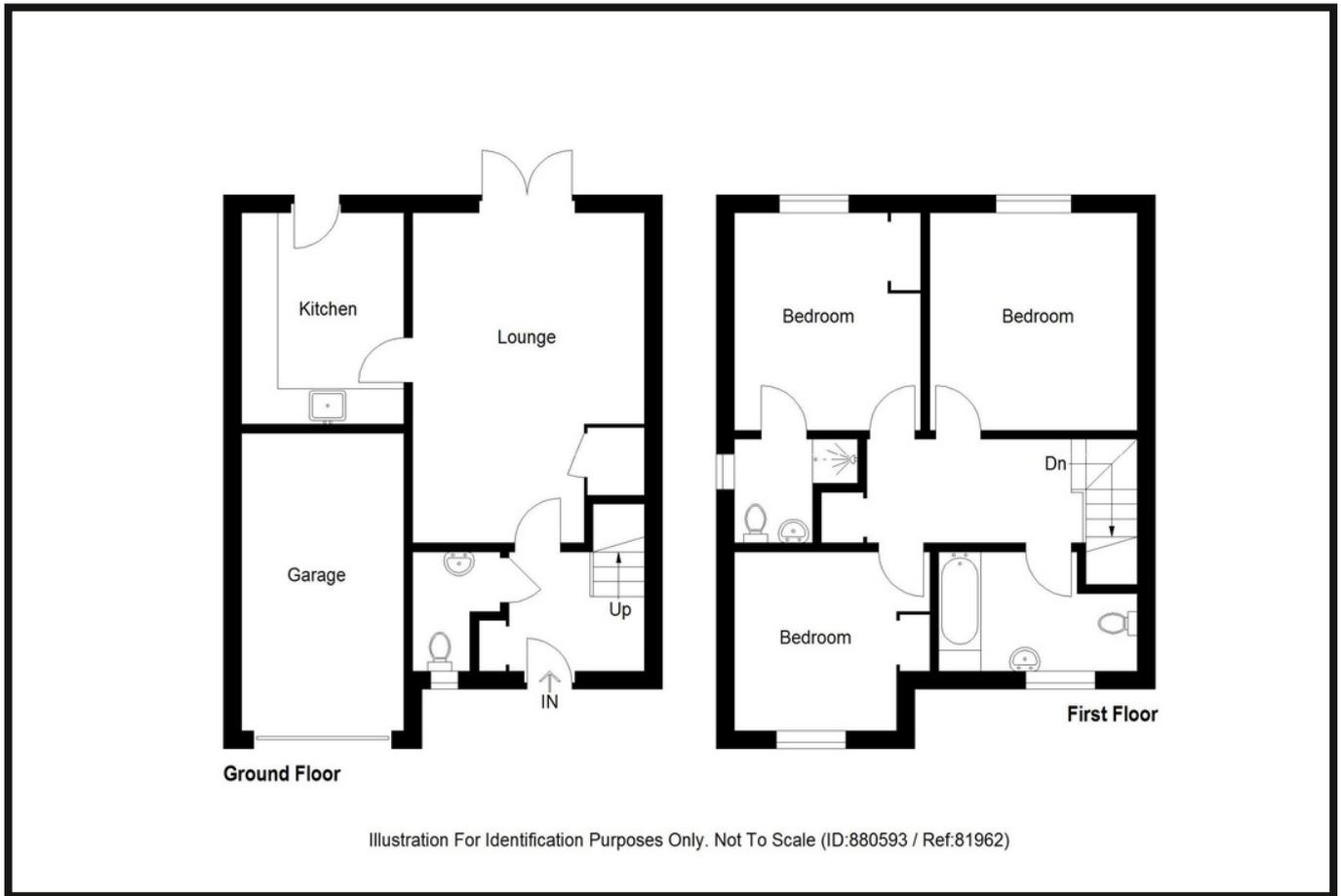
Approx. 9' 3 x 6'7. A generous family bathroom with a rear facing window, wc, wash hand basin, and bath with an over the bath electric shower. Finished with modern tiling, bathroom fitments, tiled effect flooring, and a radiator.

GARAGE:

A generous size garage with power points, light and housing the gas central heating boiler accessed by a lock block driveway providing parking for two cars.



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.

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