

Connelly Yeoman



1 UNION STREET, MONIFIETH DD5 4NF

GROUND FLOOR APARTMENT



Key Features

- Attractive ground floor apartment
- Ideal central location close to all local amenities
- Gas central heating and double glazing
- Private garden area, enclosed decked area, car port & enclosed drying area.



OFFERS OVER

£130,000

Property Description

This attractive and well presented GROUND FLOOR APARTMENT is ideally situated within an ideal location, close to all central amenities of Monifieth, including an impressive variety of local shops and located just a stone's throw away from the lovely beachfront area. The property provides well proportioned accommodation, has been well maintained throughout and enjoys the benefits of gas-fired central heating and double glazing. Externally, the property has a private garden area, enclosed decked area, car port and enclosed drying area, all neatly laid out. Early viewing is essential to appreciate the many attributes of this property which would suit a variety of purchasers.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Enter into the apartment via an ornate glazed door, wide hallway (good wheelchair access if required) with access to the lounge, bedrooms and shower room. Built-in storage and shelved airing cupboards (one housing the electric fuse box).

LOUNGE:

Approx. 15'4" x 10'7" with two rear-facing windows overlooking a private garden area. TV point, telephone point, wall mounted electric fire, and radiator. Access into the Kitchen.

KITCHEN:

Approx. 11'8" x 13'7" fitted with base and wall mounted kitchen units with under unit lighting and coordinating worktops incorporating a stainless steel sink with mixer tap. Built-in stainless steel electric oven, combination microwave oven, gas hob and extractor hood above, an integrated Fridge/Freezer and plumbed space for an automatic washing machine. Worcester wall mounted Gas central heating boiler. Tiled effect flooring. Rear-facing window overlooking the private rear garden.



BEDROOM 1:

Approx. 14'3" x 9' with front-facing window. Double-sized bedroom with ample space for furnishings, a double shelving and hanging wardrobe, and a radiator.

BEDROOM 2:

Approx. 12'4" x 9'6" with front-facing window. A second, generous size double bedroom with a double shelving and hanging wardrobe, and radiator.

SHOWER ROOM:

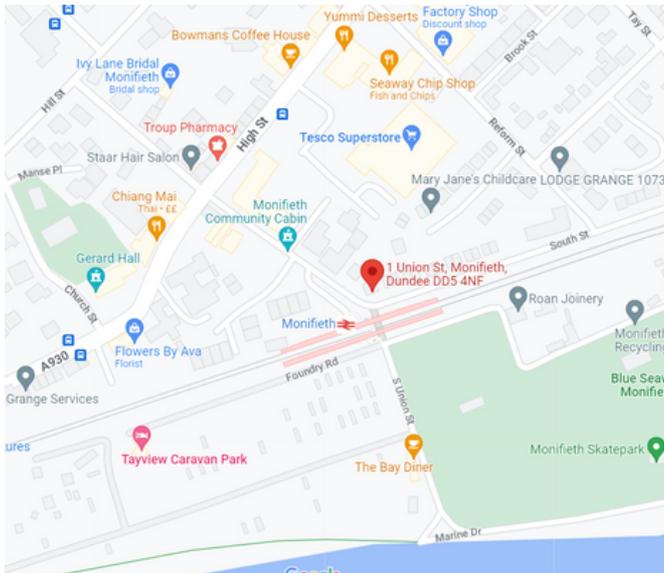
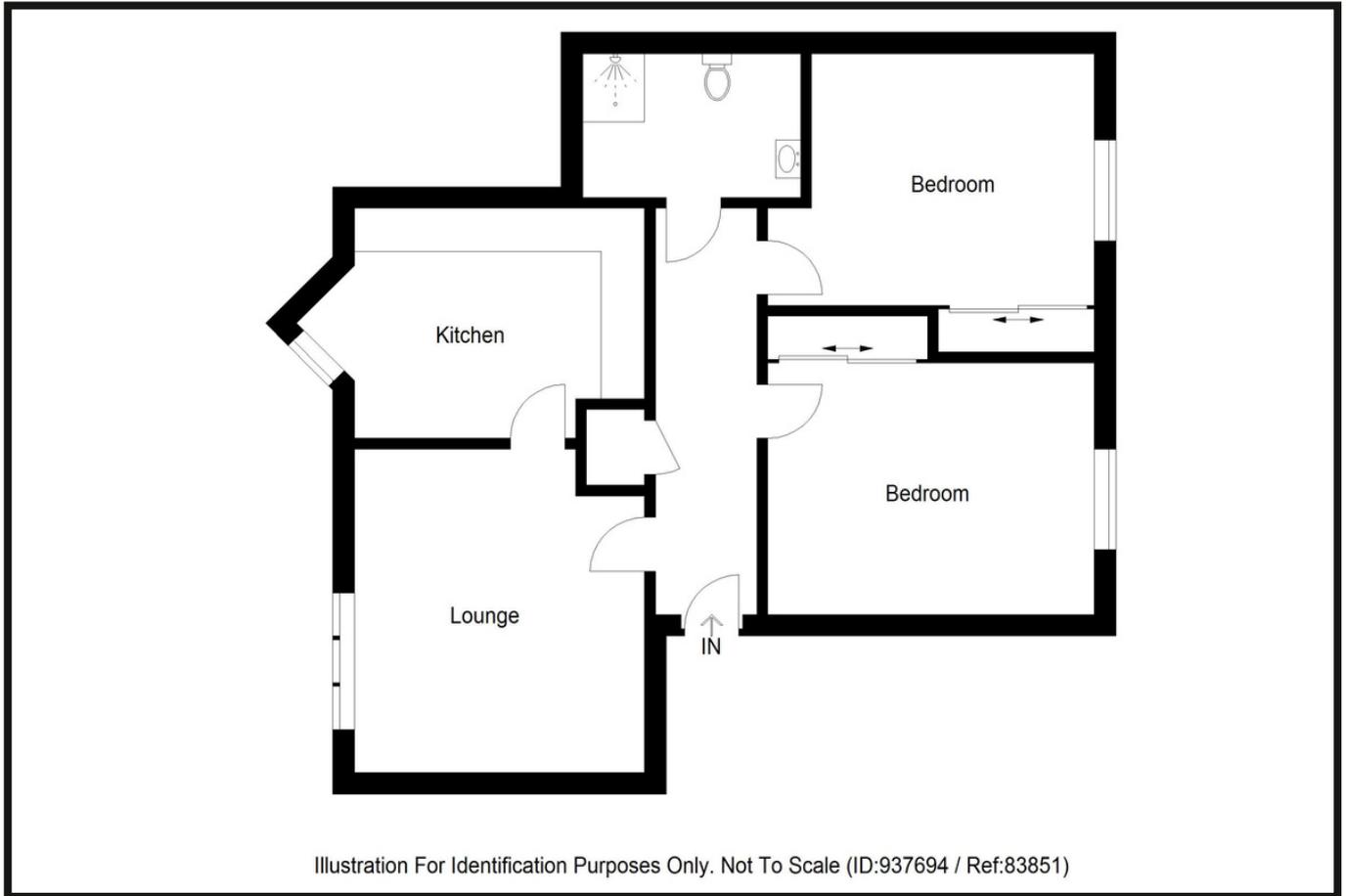
Approx. 6' x 8'8" A spacious tiled shower room with fitted wc, wash-hand basin and a large shower cubicle, with wet wall panels, housing an electric shower. There is an extractor fan, bathroom cabinet and a radiator

EXTERNAL:

Large car port with mono-block drive area providing private off-road parking. Brick built store to the front of the property, with power and light, providing ideal storage/utility, with smart gas meter. Private, enclosed raised seating area with decking, a neatly laid out private garden area, and enclosed drying area.



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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