

Connelly Yeoman



34B MAULE STREET, MONIFIETH, DD5 4NR

GROUND FLOOR APARTMENT



Key Features

- Recently upgraded Ground Floor Apartment offering fine coastal views
- Located close to central amenities and services, local shops and the sea-front area
 - Gas Fired Central Heating and Double Glazing
- Private rear garden area, outhouse and shared drying area



OFFERS OVER

£110,000

Property Description

This attractive, bright and airy, GROUND FLOOR APARTMENT is ideally situated within minutes' walking distance of all central amenities and services which Monifieth has to offer, particularly local shops, cafes and takeaways, supermarkets, and close to the very popular sea-front and coastal areas. The property has undergone a degree of modernisation and refurbishment and benefits from Gas fired central heating (recently upgraded gas boiler), double glazing and ample storage. On entering the property via the Entrance Sun Room which offers super coastal views over to Fife, there is access into the lovely open plan Lounge and Kitchen area, a spacious double Bedroom with Dressing area and a beautifully upgraded Bathroom. Outside, there is a private garden area to the rear and a further shared drying area with access to an Outhouse. Early viewing of this attractive and well presented property is highly recommended.

ACCOMMODATION:

Entrance Sun Room, open plan Lounge and Kitchen area, Double Bedroom with Dressing area, modern Bathroom.

ENTRANCE SUN ROOM:

Approx. 10'5 x 8'2. Enter into the property via the Sun Room which has window seating all around and offers views over the coastal area towards Fife. Tiled floor. There is a modern wall mounted vertical CH Radiator. A glass panelled door leads through into the open plan Lounge and Kitchen area.

LOUNGE & KITCHEN AREA:

Approx. 11'9 x 22'. The Lounge area has a side-facing window with storage cupboard underneath (housing the electric fuse box). Feature wood plinth, panelled effect walls. Two CH Radiators. There is a lovely breakfasting seating area which then flows through into the Kitchen.

The Kitchen area is fitted with base and wall mounted units, with wood effect work surfaces incorporating a sink with mixer tap. Plumbing and space for an automatic washing machine. Space for further under-counter kitchen appliances. Free-standing Gas Cooker which would be included in the sale. Side-facing window and an external door giving access out to the private garden area.



BEDROOM:

Approx. 12'10 x 10'2. A bright and spacious bedroom with a side-facing window, ample space for bedroom furnishings. Feature wall panelling. CH Radiator. There is a further walk through Dressing area which has hanging space, shelving and shoe storage. Access through to the Bathroom.

BATHROOM:

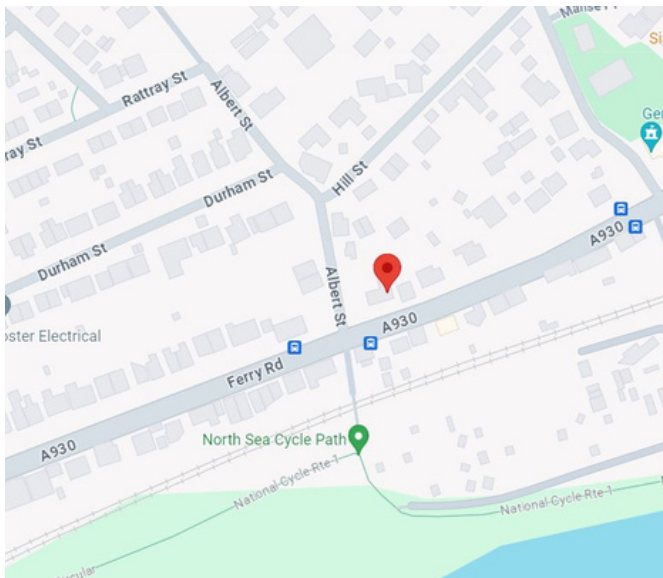
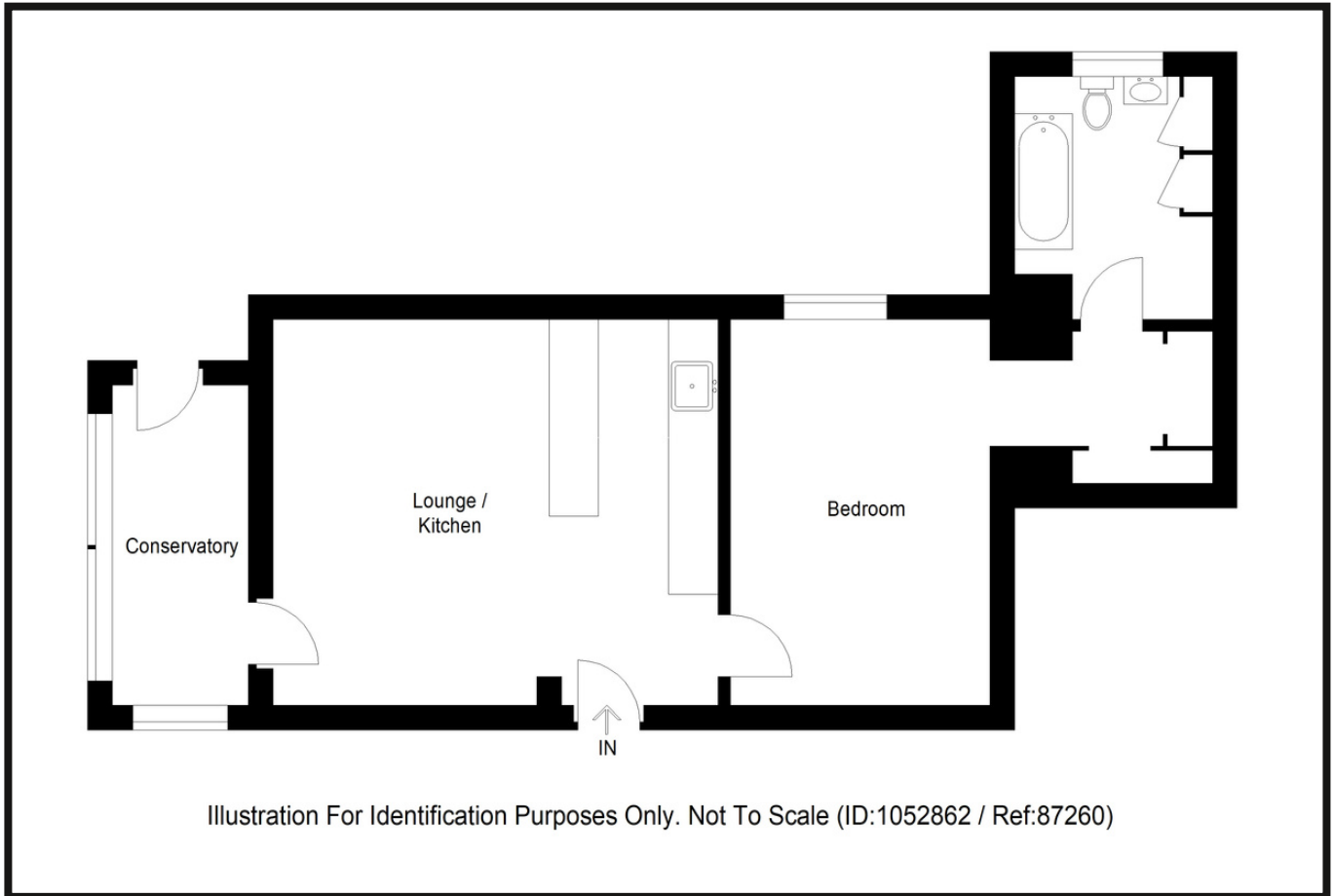
Approx. 7' x 7'2. The bathroom has been recently upgraded and comprises a vanity unit incorporating the wash-hand basin, WC and a P-shaped bath with an over the bath power shower with deluge and hand-held attachments. Fitted glass shower screen. Modern bathroom fittings. Tiled floor. Modern wall mounted vertical CH Radiator. Extractor fan. Built-in storage cupboards, a linen cupboard and a cupboard housing the recently installed and upgraded Gas central heating boiler.

GARDEN:

Private garden area to the rear of the property. Shared drying area and grounds and access to a private Outhouse.



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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