

Connelly Yeoman



**FLAT 40, HOMETAY HOUSE, 2 HIGH STREET,
MONIFIETH, DD5 4BN**

TOP FLOOR APARTMENT



Key Features

- A prime corner apartment with excellent views located in the centre of Monifieth
 - Electric Heating and Double Glazing
- On Site complex manger, lift, residents lounge, laundry, guest facilities, communal gardens and residents parking.



OFFERS OVER
£105,000

Property Description

This bright spacious TOP FLOOR APARTMENT occupies a prime corner spot and has delightful views of the bustling High Street, local Church and out towards the River Tay and is ideally situated just a stone's throw away from Monifieth's amenities including local and national shops, beach front and bus and train links giving easy access into Dundee city centre, Broughty Ferry and many surrounding Angus towns. This spacious apartment has a generous sunny double aspect lounge with adjoining kitchen, one double bedroom with wardrobes, and a modern shower room. The property has been well maintained and enjoys the benefit of electric storage heating and double glazing. Set within well-kept garden grounds with off-street residents and visitor parking, this popular development benefits from management staff (non-resident), a Careline alarm system and communal facilities comprising lift service, a lounge with social activities, a laundry and guest accommodation.

ACCOMMODATION:

Lounge, Kitchen, Double Bedroom and Shower Room

ENTRANCE HALLWAY:

The entrance hallway has a generous shelved storage cupboard housing the the electric meter and fuse box. With an access hatch leading to the loft and pull cord system.

LOUNGE:

Approx. 20'6 x 14'. This is a bright spacious room with a lovely large corner window offering a view over the roof tops towards the church and High Street. There is a further front facing window, ample room for furnishings, a modern storage heater and access into the kitchen.

KITCHEN:

Approx. 6'8 x 7'9. The kitchen is fitted with wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. Included in the sale is a free standing electric cooker and an under counter fridge. There is a front facing window giving nice views out onto the High Street.



BEDROOM:

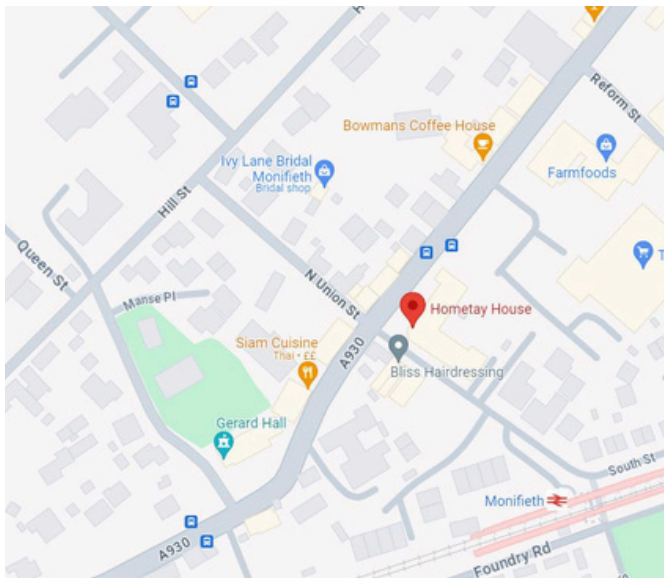
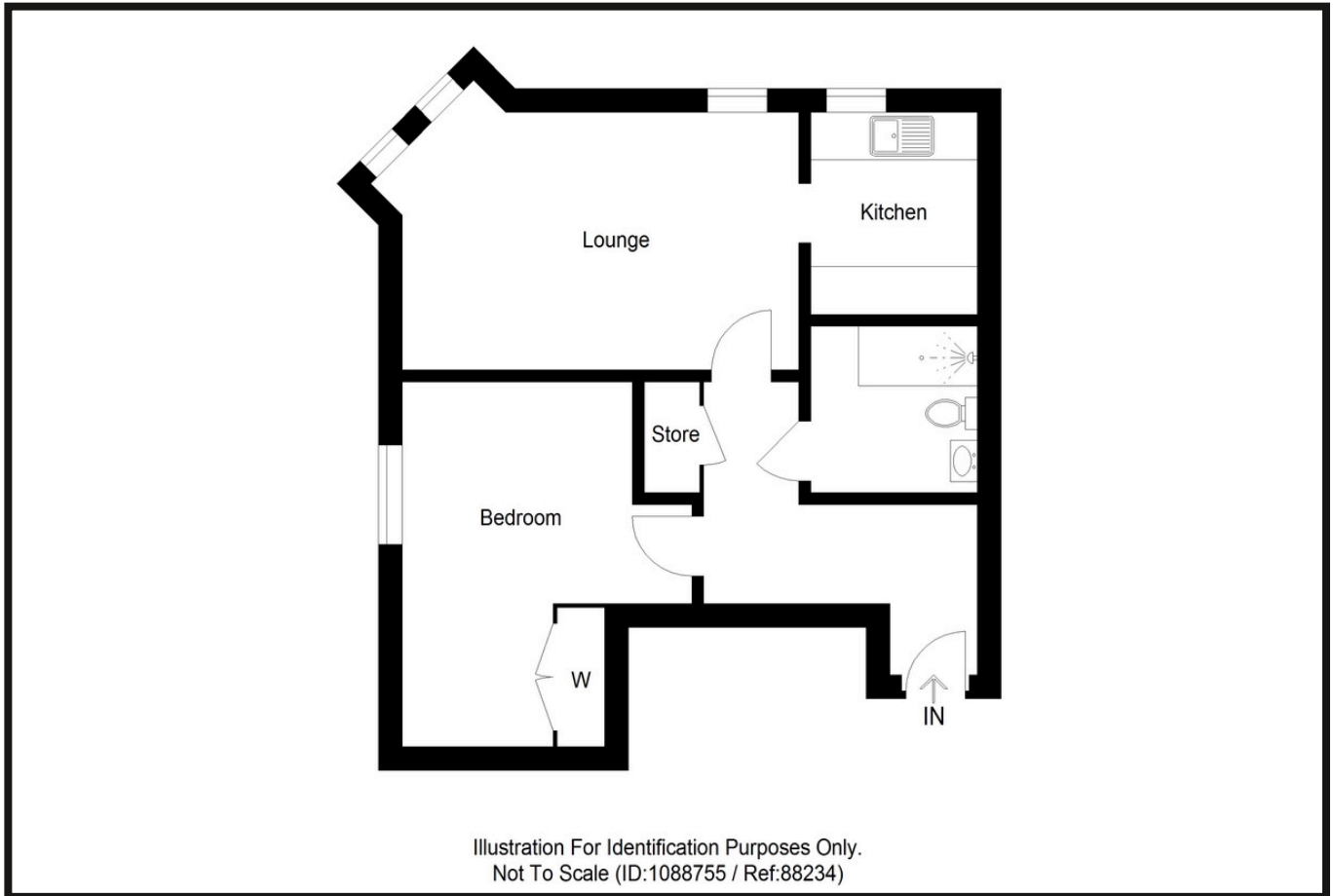
Approx. 13'4 x 13'4. A lovely bright and spacious double bedroom with a side facing window which has open views over the roof tops towards the River Tay and beyond. There is a double shelved and hanging wardrobe, storage heater and wall lights.

SHOWER ROOM:

Approx. 6'6 X 6'6. A well presented modern shower room with a vanity unit incorporating the wash hand basin and WC. There is a large shower enclosure, with glass screen housing an electric shower. Finished with modern wet wall with a mirror with light, vinyl flooring, heated towel rail and expel air.



Property Professionals



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