

# Connelly Yeoman



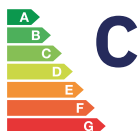
**61 SOUTH RAMSAY STREET,  
MONIFIETH, DD5 4AP**

**SUPERIOR SEMI DETACHED  
VILLA**



## Key Features

- Ideally located within a sought after residential area close to Monifieth Golf Links
- Well presented spacious, versatile family accommodation over two levels
- Gas Fired Central Heating and Double Glazing, ample storage
- Mature gardens, large driveway & detached Garage



**OFFERS OVER**

**£369,000**

# Property Description

This is a highly distinctive and much admired, traditional SUPERIOR SEMI DETACHED VILLA which is ideally set in a sought after residential location of similar Villa properties and is within easy reach of all the central amenities and services which the village of Monifieth has to offer. In particular, Monifieth enjoys a whole host of local amenities and services including local and national shops and supermarket, cafes and restaurants, takeaway establishments, well regarded primary and secondary schooling and with good transport routes close-by. The very popular sea-front area is within easy walking distance, offering various outdoor pursuits and leisure activities and not forgetting the well patronised golf links of Monifieth. This particular property has been well maintained and is presented to the market in immaculate "walk-in" condition, offering spacious and very adaptable room use over two levels and benefits from Gas fired central heating and Double Glazing. The current owners have undertaken a degree of modernisation and upgrading, with feature oak wood flooring and internal replacement doors, complimented by neutral decor, modern fittings and finishes. Externally, to the front of the property there is a neatly laid out garden area, bounded by low-level boundary walls and a pathway to the front door, with feature astro turf areas. To the side of the property is a large, tarmac driveway which leads to the Garage. The enclosed rear garden is all neatly laid out, with lawn, feature raised deck area ideal for outside entertaining, and established shrubs and bushes. Overall, this property makes for a very desirable family home located in an established residential area and early viewing is not to be missed.

**ACCOMMODATION COMPRISING:-** ENTRANCE VESTIBULE, RECEPTION HALLWAY, LOUNGE, SITTING ROOM, DINING ROOM & FAMILY AREA, KITCHEN; **UPPER FLOOR:-** MASTER BEDROOM with DRESSING AREA and EN SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS.

## **ENTRANCE VESTIBULE:**

Enter into the property via the front double glazed door into the Vestibule, which has a tiled floor. From here a double glazed glass door leads through into the Reception Hallway.

## **RECEPTION HALLWAY:**

In the Hallway there is feature oak flooring and a CH Radiator. Replacement oak veneer internal doors throughout. From here there is access into the Lounge.



# Property Description

## LOUNGE:

Approx. 16'6 x 19'2. A very spacious Lounge, with a lovely front-facing bay window to the front of the property. Oak flooring. There is a feature fireplace with wooden fire surround which incorporates a cast iron fire and a slate hearth. CH Radiator.

## SITTING ROOM:

Approx. 17'6 x 19'2. Another generously proportioned room, ideal as a Sitting or Family Room, with a lovely front-facing bay window and a further side-facing window. Oak flooring. Shelved alcove area with spotlight. CH Radiator.

## BEDROOM 5:

Approx. 13'10 x 17'6. A spacious ground floor Bedroom, offering versatile, adaptable room use, with a rear-facing window. Ample space for bedroom furnishings. Shelved alcove area. CH Radiator.

## FAMILY BATHROOM:

Approx. 7'7 x 8'. Comprising WC., wash-hand basin and a bath with an over the bath shower fitment. Wall tiling. Tiled floor. CH Radiator. Side-facing opaque glazed window allows for natural light and ventilation. Parador lined ceiling with spotlights.

## DINING ROOM & FAMILY AREA:

Approx. 22'9 x 13'3. A superb, spacious room, with ample space for dining table and chairs. Oak flooring. There are both rear-facing and side-facing windows which makes for a bright area. Inset ceiling spotlights. There is a large, under-stair storage cupboard and from here the staircase leads to the upper floor accommodation. There is further access through into the Kitchen from here.

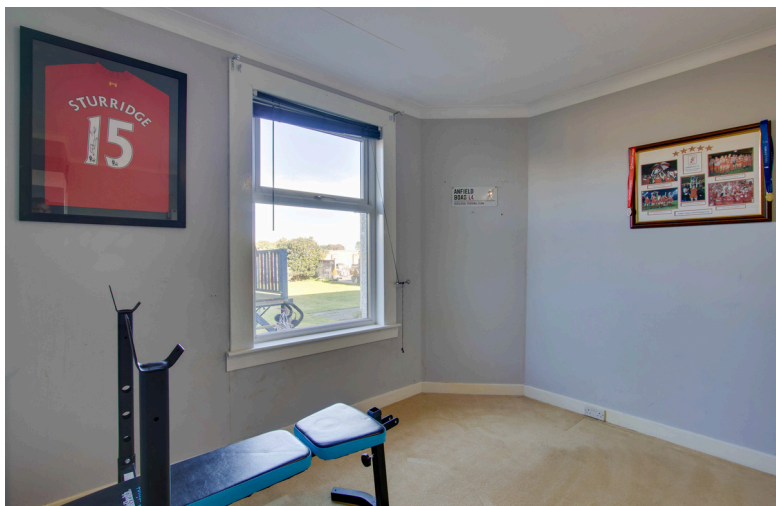
## KITCHEN:

Approx. 12'9 x 17'3. The kitchen is well appointed, fitted with a good range of modern base and wall mounted units, worktop surfaces and a stainless steel sink with a mixer tap. Large, Range-style Cooker with a 5 burner gas hob, Double Oven and there is a stainless steel splashback and an extractor above the hob. Integral Dishwasher and Automatic washing machine. Space and plumbing for an American style fridge/freezer. From here there is a door which leads out into the side area of garden, providing direct access to the driveway to the Garage and to the rear garden at the back.

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## UPPER FLOOR:

On the upper floor Hallway there are replacement oak veneer internal doors, and with access to the Bedrooms. Feature oak flooring. CH Radiator.



**MASTER BEDROOM:**

Approx. 16'4 x 14'9. A bright and spacious master Bedroom, with two twin front-facing windows offering rooftop views. One wall of this bedroom is complete with wardrobe space, shelving and hanging space and four sliding doors. Access through into a walk-in Dressing Area.

**DRESSING AREA:** With shelving and hanging space.

**EN SUITE SHOWER ROOM:**

Approx. 4'2 x 10'2. Comprising a vanity unit incorporating a ceramic bowl sink, WC., and a large shower enclosure housing a waterfall shower head and hand-held shower attachment. Finished with modern wall tiling. Extractor fan. Parador lined ceiling with inset spotlights. Under-floor heating.

**BEDROOM 2:**

Approx. 19'4 x 15'7. Generously proportioned second Bedroom, with both side and rear-facing windows, offering views out over the golf course and the east coast beyond. CH Radiator.

**BEDROOM 3:**

Approx. 11'3 x 15'3. Spacious double Bedroom, with a front-facing window. Built-in wardrobe space. CH Radiator.

**BEDROOM 4:**

Approx. 10'10 x 16'. Another spacious Bedroom, with a rear-facing window which offers fine views out over the Golf course and beyond. Double wardrobe space. CH Radiator.

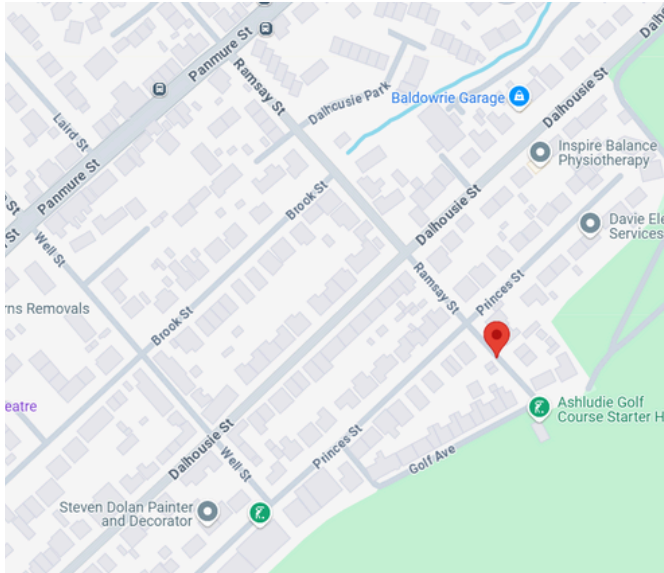
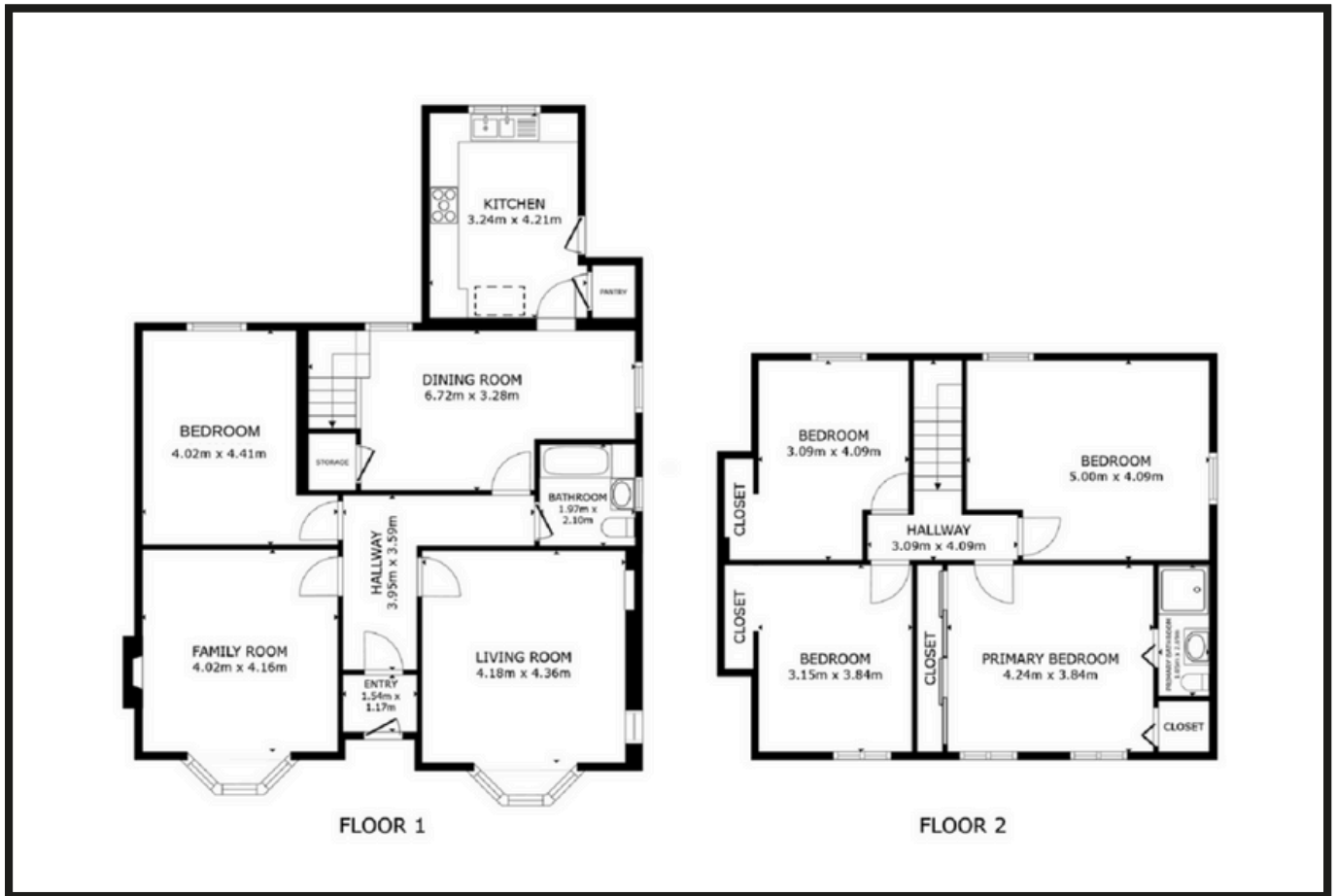
**EXTERNALLY:** To the front of the property there is a neatly laid out garden area, bounded by low-level boundary walls and a pathway to the front door. Neatly laid out astro-turf areas. To the side of the property is a large, tarmac driveway which leads to the Garage. The Garage has an up and over door.

The enclosed rear garden is all neatly laid out, with lawn, feature raised deck area ideal for outside entertaining. There are established shrubs and bushes.





# 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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