



29 NORTH BANK STREET, MONIFIETH, DD5 4LP

TERRACED VILLA



Key Features

- Within walking distance to Grange Primary School and Monifieth High.
- Gas Central Heating and Double Glazing.
- Low maintenance, fully enclosed garden.



FIXED

£148,000

Property Description

29 North Bank Street is a deceptively spacious TERRACED VILLA ideally situated just off Grange Road and within a short walk to Grange Primary School and Monifieth High School. The property benefits from gas central heating and has a low maintenance, fully enclosed garden. The bedrooms are a generous size with fitted storage, and the kitchen is well equipped with a larder cupboard and access into the garden. Early viewing would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS AND A BATHROOM

ENTRANCE HALLWAY:

Entry is via double glazed door into a welcoming hallway with oak flooring. A balustrade staircase leads to the upper floor. There is a cupboard housing the electric meter and fuse box.

LOUNGE DINING ROOM:

Approx. 15'9 x 15'2 (at the widest). With a front facing window, the lounge is both light and bright with a feature fireplace with marble hearth and inlay and a wooden fire surround incorporating an electric fire. The oak flooring runs through from the hallway.

KITCHEN:

Approx. 15'2 x 8'7. Fitted with a range of base units incorporating a stainless steel sink, stainless steel oven, gas hob with stainless steel and glass extractor hood above, plumb space for an automatic washing machine and fridge freezer. There is a larder cupboard with shelves, and from here a glass panelled door gives access into the garden.

EXTERNALLY:

The front garden is easy to maintain with chipped stones. To the rear the garden is fully enclosed. It is neat with an area of lawn and a patio area with a table and chairs to be included in the sale. A children's swing set sits at the top of this garden and this is also included with the sale as well as a wooden shed.



BEDROOM 1:

Approx. 11'10 x 12'7. A spacious and bright double bedroom with two double shelved and hanging wardrobes and a radiator. The front facing window looks over the roof tops towards the Tay estuary and across to Tentsmuir Forest beyond.

BEDROOM 2:

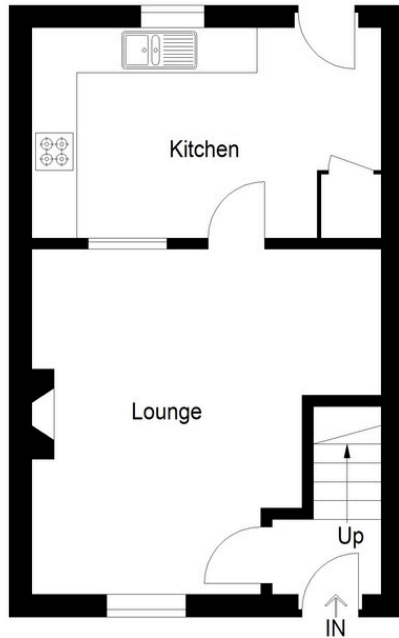
Approx. 8'8 X 13'6. A second good sized double bedroom looking out towards the rear garden. It has a wardrobe fitment with glass doors which is to be included in the sale.

BATHROOM:

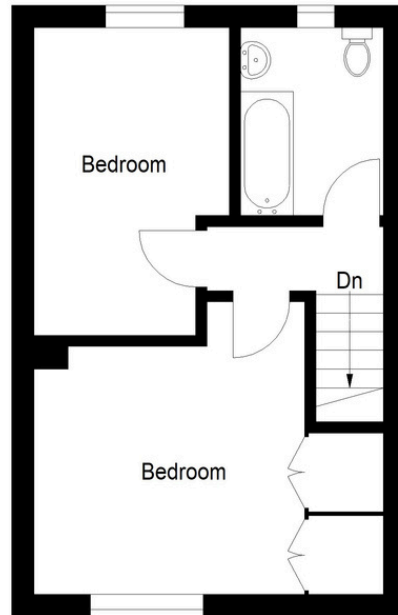
Approx. 5'7 x 7'6. The bathroom has a bath with an over the bath electric shower, wash hand basin and WC, with bathroom fitments, spotlights to the ceiling, a radiator and rear facing window providing natural ventilation and light.



Property Professionals

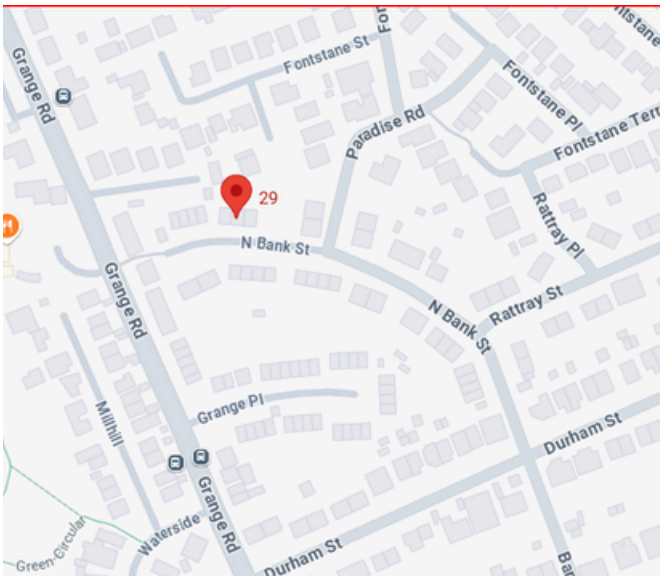


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1199355 / Ref:90528)



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.

**Connelly
Yeoman**

tspc

Connect with us

