

Connelly Yeoman



**67 PRINCES STREET
MONIFIETH DD5 4AR**

**TRADITIONAL STYLE
DETACHED BUNGALOW**



- Ideally located in a sought after residential area of Monifieth close to amenities and Golf Links
- A traditional build Detached Bungalow property offering spacious, well proportioned rooms
 - Gas Fired Central Heating and Double Glazing, Two En Suite Bedrooms
- Established gardens surrounding the property, rear garden enjoying privacy and seclusion



OFFERS OVER
£259,000

Property Description

This traditional styled DETACHED BUNGALOW property is ideally located in a popular and sought after residential area in the village of Monifieth and within easy reach of the central amenities and services Monifieth has to offer. The bustling village of Monifieth is well served by a whole host of amenities including local shops, a national supermarket, various cafes, bakery shops, butchers shop, a good selection of takeaway outlets and restaurants, popular primary and secondary schooling, and not forgetting the lovely seafront and beach areas together with the wonderful golf links within easy reach. This property enjoys a sunny, south-facing aspect, offering well proportioned rooms all at ground floor level, with the benefits of Gas fired central heating and Double glazing. Of particular note, many of the traditional features of this period property have been retained, including ornate ceiling corning, original deep skirtings and facings/surrounds, internal doors and contemporary hardwood flooring. There are mature, established gardens surrounding the property with the front garden laid with stone-chips and established shrubs. A side pathway leads to the side and rear of the property. The rear garden has different "zoned" areas of garden, enjoying a sunny aspect and offering seclusion and privacy. There are seating areas with space for outdoor furniture; decking area; a Greenhouse; wooden Shed; fruit trees and shrubs. Overall, this property would suit a variety of buyers, perhaps making for a great "downsize" property and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALLWAY, LOUNGE, BEDROOM 2 with EN SUITE SHOWER ROOM, MASTER BEDROOM 1 with EN SUITE SHOWER ROOM, SHOWER ROOM, LARGE DINING KITCHEN, FAMILY AREA, REAR UTILITY HALL AREA.

ENTRANCE VESTIBULE: Enter into the property via an attractive composite external door into the Vestibule, where there is a built-in cupboard housing the electric meter and fuse box. Hardwood flooring continued through into the Hallway. Glass panelled door into the Hallway.

HALLWAY: There are many original features which are retained, in the Hallway there are the original internal doors, skirtings and facings/surrounds, ceiling cornice and ceiling rose. Access hatch into the loft space. CH Radiator.

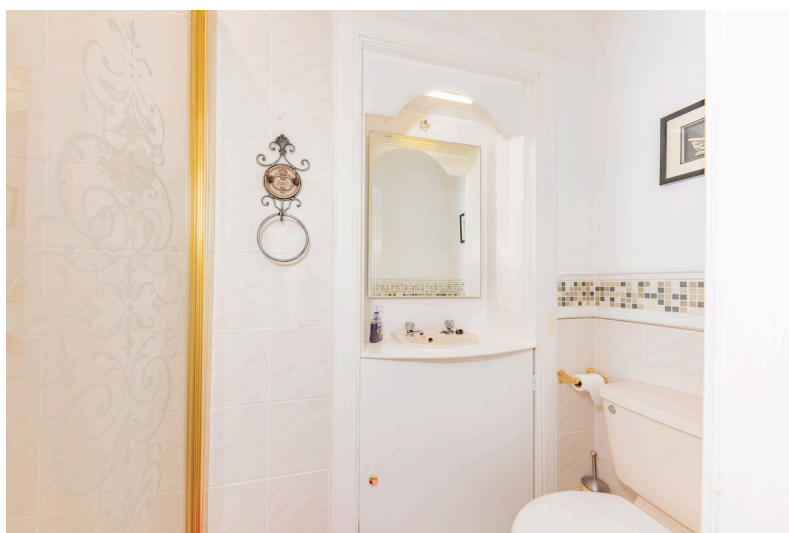
LOUNGE: Approx. 14'7 x 14'5. A bright and well proportioned room, with a large, front-facing window. Hardwood flooring and original features include deep skirtings, ornate cornice and ceiling rose. Focal point fireplace with a cast iron fire insert and Gas Fire, tiled inlay, marble hearth and wooden fire surround. Two CH Radiators. Feature arched alcove.

BEDROOM 2: Approx. 10'7 x 15'6. A bright and spacious double Bedroom, with a large front-facing window. Wardrobe with shelving and hanging space. CH Radiator. Access into an En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 2'6 x 7'8. Comprising a vanity area with mirror and light, incorporating a wash-hand basin. WC. Shower cubicle housing an Electric shower. Extractor fan. Inset ceiling spotlights.

MASTER BEDROOM 1: Approx. 11'2 x 14'6. Another spacious double Bedroom, with feature Patio doors which lead out to the garden at the rear, initially out to a covered seating area. Built-in press (shallow shelved cupboard) and access into the En Suite

EN SUITE SHOWER ROOM: Approx. 7'3 x 5'2. Comprising a vanity unit incorporating a bowl wash-hand basin, WC and a shower cubicle housing an Electric shower. Wall tiling to dado height. Inset ceiling spotlights. Rear-facing opaque window.



SHOWER ROOM: Approx. 7' x 5'7". Comprising a vanity unit incorporating a wash-hand basin and the WC. Large, walk-in shower enclosure with glass front and housing a Jet and Steam shower and also a hand-held shower attachment. The shower area has modern wet wall panel finish and wall tiling to dado height. Inset ceiling spotlights. Extractor fan. Hardwood flooring. CH Radiator.

DINING KITCHEN: Approx. 13'4 x 14'3". A large Dining Kitchen which is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Built-in stainless steel Electric Oven, Gas Hob with splashback and extractor above. **Fridge/Freezer and Dishwasher (both items included in the sale, NO WARRANTIES GIVEN THEREON).** The dining area has hardwood flooring and a CH Radiator. Central pendant light fitment. From the Dining Kitchen is a Family area. A glass panel door leads through into a rear Utility Hall area.

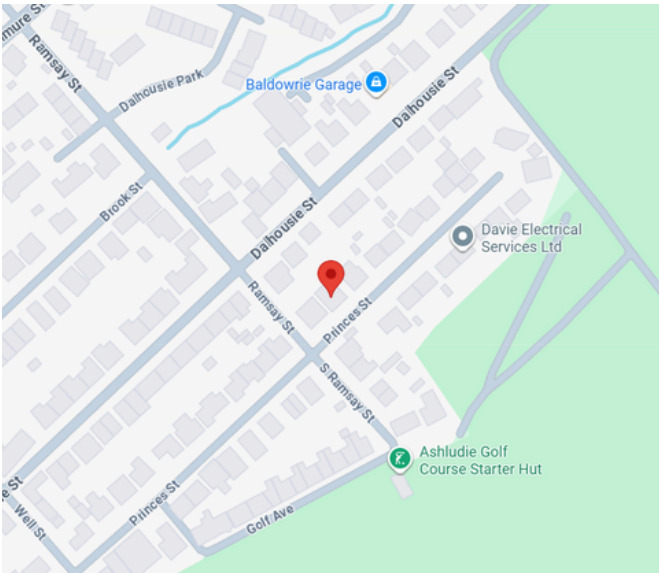
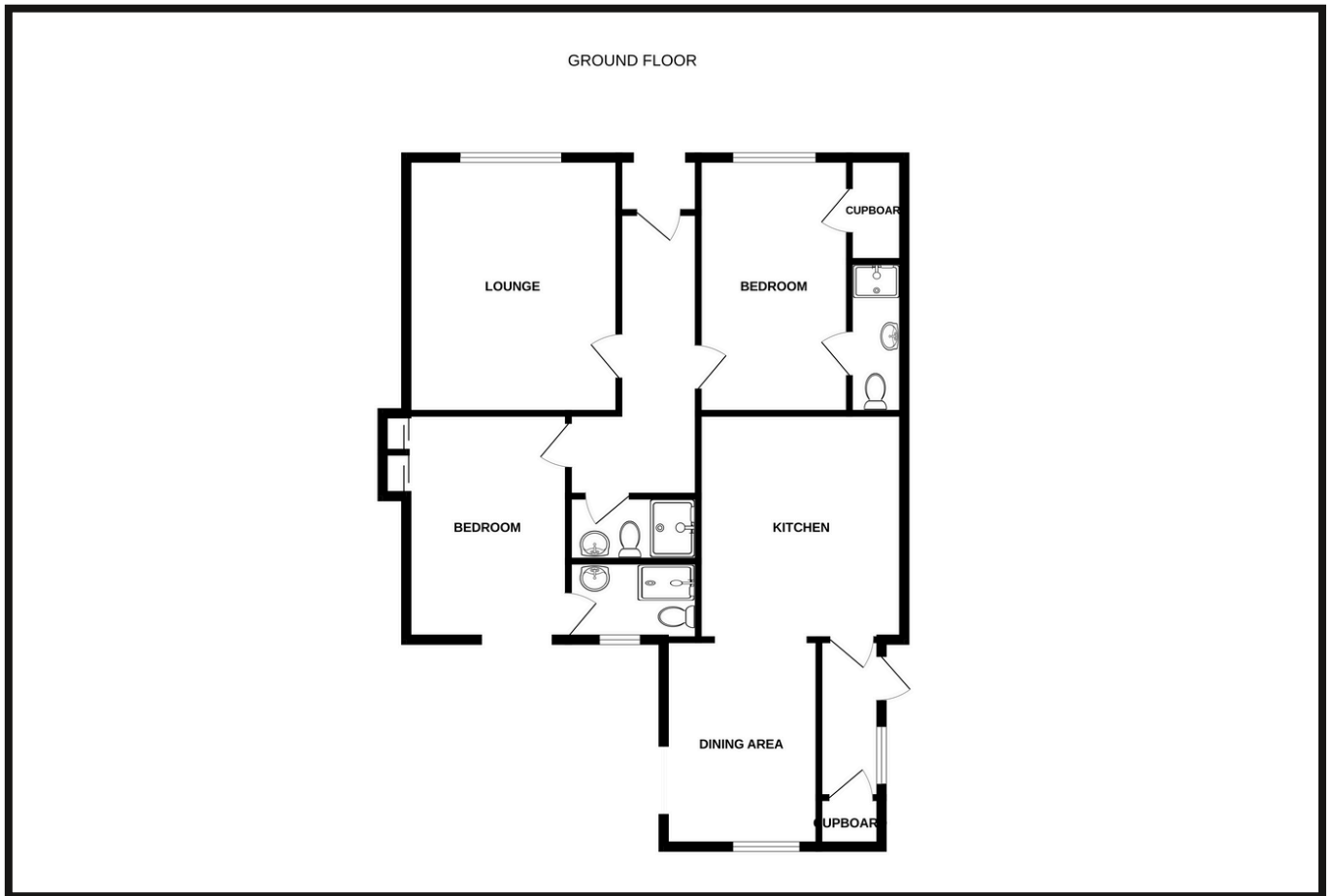
FAMILY AREA: Approx. 9'6 x 11'10". This is a great family living space, with ample space for furnishings and a focal point fireplace in ornate cast iron with a Gas Fire, ornate tiling, tiled hearth and wooden surround. Rear-facing window. CH Radiator. Fitted wall lights. From this area there are Patio doors leading out into the rear garden.

REAR UTILITY HALL AREA: Approx. Fitted wall shelving and overhead storage, a side-facing window, CH Radiator and an additional built-in cupboard which houses the automatic washing machine (included in the sale NO WARRANTIES GIVEN THEREON). Light fitment. External door out to the side of the property and side garden area.

GARDENS: There are mature, established gardens surrounding the property, with access pathway to the rear. Front garden with stone-chips and established shrubs. Side pathway leads to the side and rear of the property. The rear garden has different "zoned" areas of garden, enjoying a sunny aspect and offering seclusion and privacy; seating areas with space for outdoor furniture; decking area; a Greenhouse; wooden Shed; fruit trees and shrubs.



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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