

Connelly Yeoman



**FLAT 31 HOMETAY HOUSE, 2 HIGH STREET
MONIFIETH DD5 4BN**

FIRST FLOOR FLAT



- Spacious First Floor Flat ideally located in the heart of Monifieth
- Retirement Complex with House Manager, Communal Lounge, Lift and Laundry facilities
 - Electric Storage Heating and Double Glazing, Guest facilities
- Residents' car parking to the rear of the building, Communal Gardens



OFFERS OVER
£110,000

Property Description

This well presented **FIRST FLOOR FLAT** forms part of the Hometay House Retirement Complex, located right in the very heart of the town of Monifieth, which itself boasts a great range of amenities and services, including a supermarket, various food outlets/stores, cafes and takeaways, chemist, dentist, a Health Centre and is also within easy reach of the very popular seafront area offering lovely coastal and beachfront walks. There is a convenient public transport bus service which runs frequently into Broughty Ferry, Dundee city centre and Ninewells Hospital. The property is presented in good condition, with entry into the Hallway, access to the Lounge with Kitchen off, Shower Room and a spacious Bedroom (with fitted wardrobes). The Complex has a house manager, there is a communal Lounge with frequent social activities, a lift, communal laundry facilities on-site and a Careline alarm system. There is a factoring charge in operation and new residents must be 60 years of age. To the rear of the building there are private car parking facilities and rear door access. Overall, this property offers an excellent retirement option offering quality living which is ideally centrally located for most amenities. Early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM, BEDROOM.

ENTRANCE HALLWAY: Entrance Hallway into the Flat, with a built-in storage cupboard offering excellent storage (with shelving) for coats and shoes. Electric panel heater.

LOUNGE: Approx. 20'10 x 10'1. A well proportioned Lounge, with a window overlooking the rear of the building. Fitted carpeting and neutral decor. Electric panel heater. An open archway leads off into the Kitchen.

KITCHEN: Approx. 7'1 x 6'8. The Kitchen is fitted with a modern range of base and wall mounted units, co-ordinated worktop surfaces and a stainless steel sink with mixer tap. Built-in kitchen appliances include:- Electric Oven and Grill, 4 burner Electric Hob and extractor hood above. Space for an under-counter Fridge. Electric panel heater. Rear-facing window.



From the Hallway access into the Shower Room and Bedroom.

SHOWER ROOM: Approx. 5'5 x 6'11. A modern Shower Room, fitted with a two piece white bathroom suite, with the wash-hand basin set in a vanity unit with storage below. Separate walk-in shower enclosure housing an Electric shower unit. Wet wall panel finish at the shower area and wall tiling to the other walls. Chrome heated towel rail.

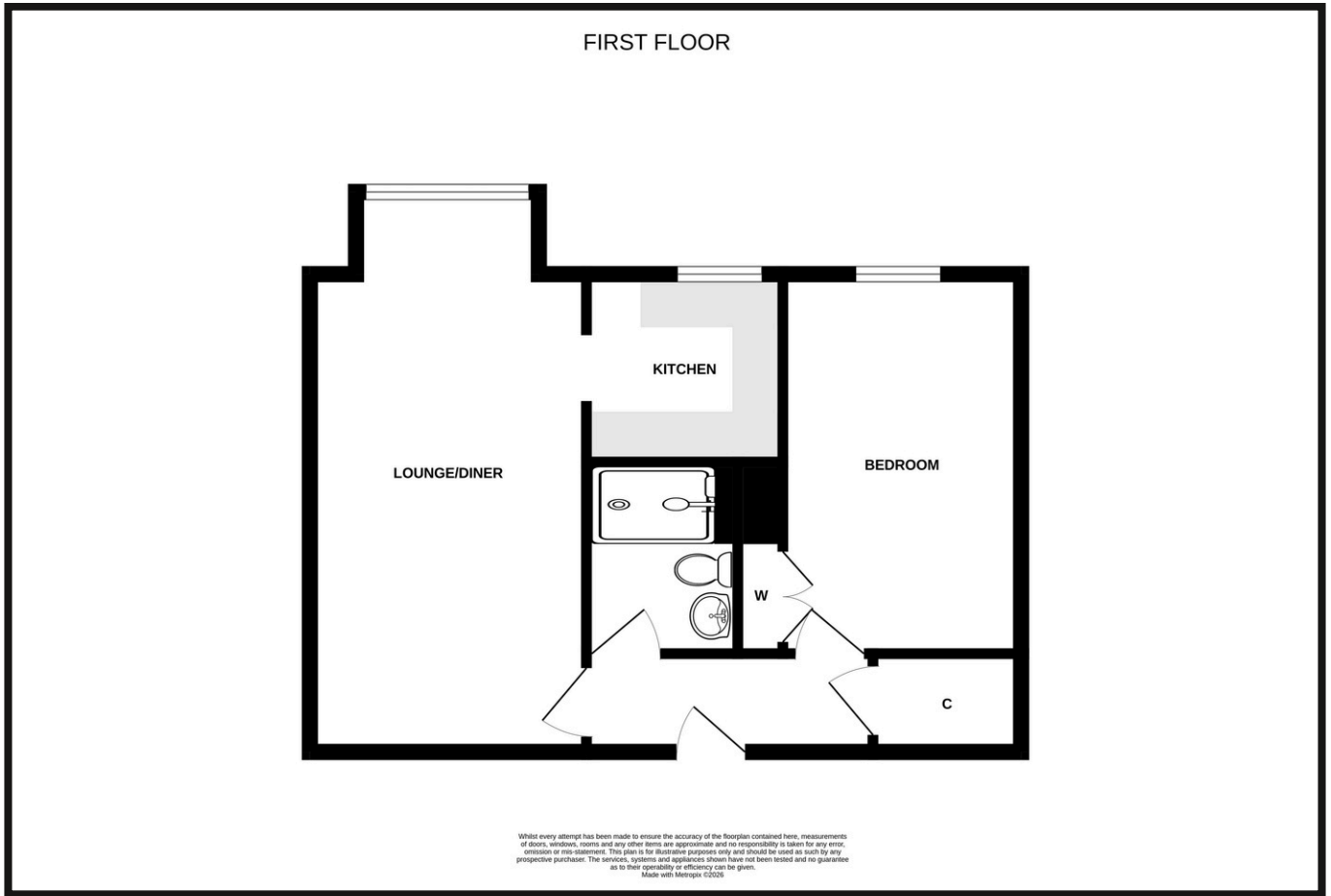
BEDROOM: Approx. 13'10 x 8'8. A spacious double Bedroom, with a rear-facing window and ample space for bedroom furnishings. Built-in double wardrobe (hanging rail and shelving). Fitted carpeting. Electric panel heater.

EXTERNAL: Residents' laundry room. Private residents' car parking area to the rear of the building. Communal garden areas.

NB Factoring charge in operation and 60 years or over age restriction.



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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