

# Connelly Yeoman

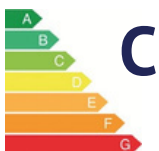


57 GRANGE ROAD, MONIFIETH, DD5 4PT

SEMI DETACHED  
BUNGALOW +  
CONVERTED GARAGE



- Situated at the top end of Grange Road in a quiet and secluded area
- Ideally located in a very sought after area close to local amenities and Grange Primary School
  - Gas central heating and double glazing
- Converted garage, with large reception/bedroom and a shower room



OFFERS OVER  
**£230,000**

# Property Description

This attractive SEMI DETACHED BUNGALOW with garage conversion is ideally located close to all amenities and within walking distance to Grange or Seafield Primary Schools. The popular and bustling village of Monifieth is well served by a whole host of services and amenities including a supermarket, cafes and bars, restaurants and take-outs and a good selection of independent shops. Leisure pursuits are well catered for with a lively beach front with sauna, community hub, skate park and children's play park. For the golf enthusiast there are no less than two renowned links courses in Monifieth and Carnoustie links, a short drive along the coast. The property offers well proportioned rooms, in good decorative order throughout, on a single level and benefits from gas central heating and double glazing. The garage has been converted to provide an extra bedroom or breakout living space with a shower room and patio doors providing easy access. The gardens, both front and rear, have been neatly laid out, with the rear garden being fully enclosed and secure. The large driveway has been mono blocked and would provide parking for multiple vehicles. Overall, this property would be of interest to a variety of buyers and early viewing would be highly recommended.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, THREE BEDROOMS AND SHOWER ROOM.  
GARAGE: LARGE RECEPTION/BEDROOM AND SHOWER ROOM**

**HALLWAY:** Entry to the property is via a double glazed door into a welcoming hallway with wood effect laminate floor. There are two storage cupboards and ceiling hatch giving access to a partially floored loft. The first is an airing cupboard with shelving and houses the boiler.

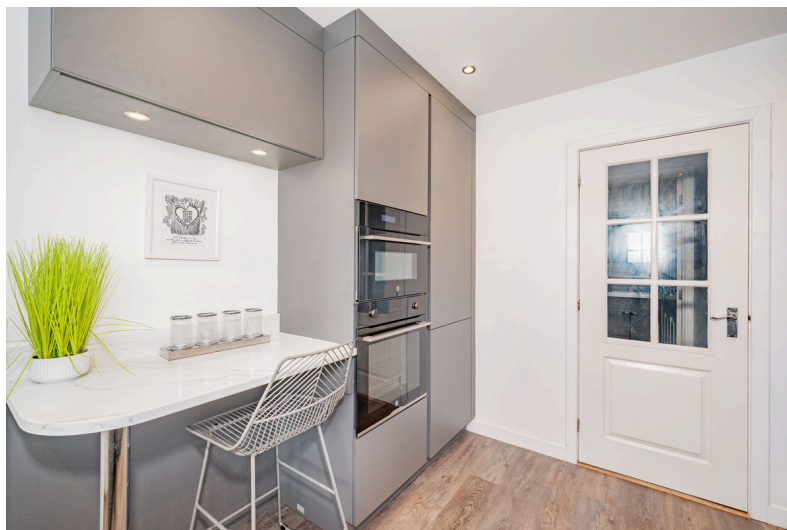
**LOUNGE:** Approx. 13'4 x 15'7. A bright and spacious lounge overlooking the front of the property with wood effect flooring and a radiator. There is ample room for furnishings.

**BEDROOM 2:** Approx. 11'10 x 10'4. Overlooking the front of the property this good sized double bedroom has a shelved hanging wardrobe with sliding mirrored doors and a radiator.

**MASTER BEDROOM:** Approx. 11'3 x 14'3. A restful master bedroom overlooking the rear garden with two shelved and hanging wardrobes and a radiator.

**BEDROOM 3:** Approx. 6'8 x 11'6. With ample space for bedroom furnishings, this third good sized bedroom overlooks the rear garden and has a radiator.

**SHOWER ROOM:** Approx. 8'7 x 5'7. With a window overlooking the side of the property providing natural ventilation and light, the shower room comprises of a large glass fronted shower housing a power shower with hand held and deluge attachment, a wash hand basin incorporated within a vanity unit and a WC. It has been finished with modern wetwall, spotlights in a parlor ceiling, extractor fan, heated towel rail and a sensor mirror.



**KITCHEN:**

Approx. 9' x 11'3. Recently upgraded, this modern family kitchen provides direct access out to the enclosed rear garden and has a range of base and wall units with marble work surfaces incorporating a stainless steel sink with a mixer tap, induction hob with extractor above, electric oven and microwave. Integrated appliances include a fridge freezer, dishwasher and automatic washing machine. There is a breakfast bar seating area with overhead lighting, spotlights to the ceiling, a vertical radiator, under unit lighting and a window overlooking the rear garden.

**CONVERTED GARAGE:**

Approx. 9'4 x 14'10. With planning permission, this converted garage has double patio doors to enter, power and light but no heating.

**CONVERTED GARAGE SHOWER ROOM:**

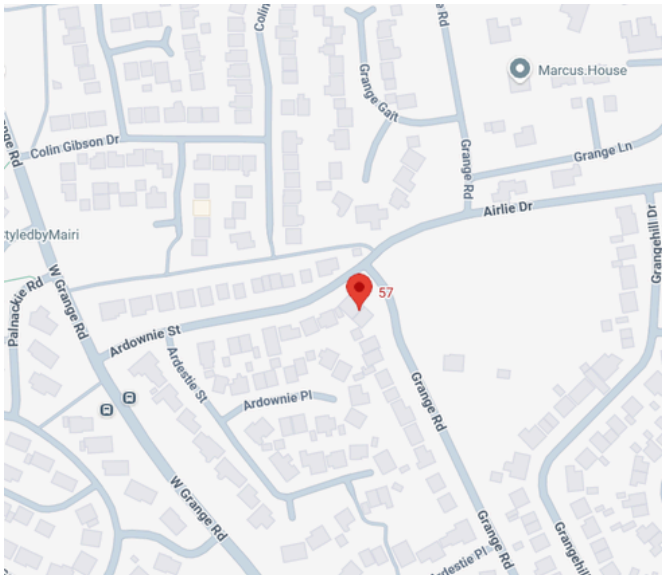
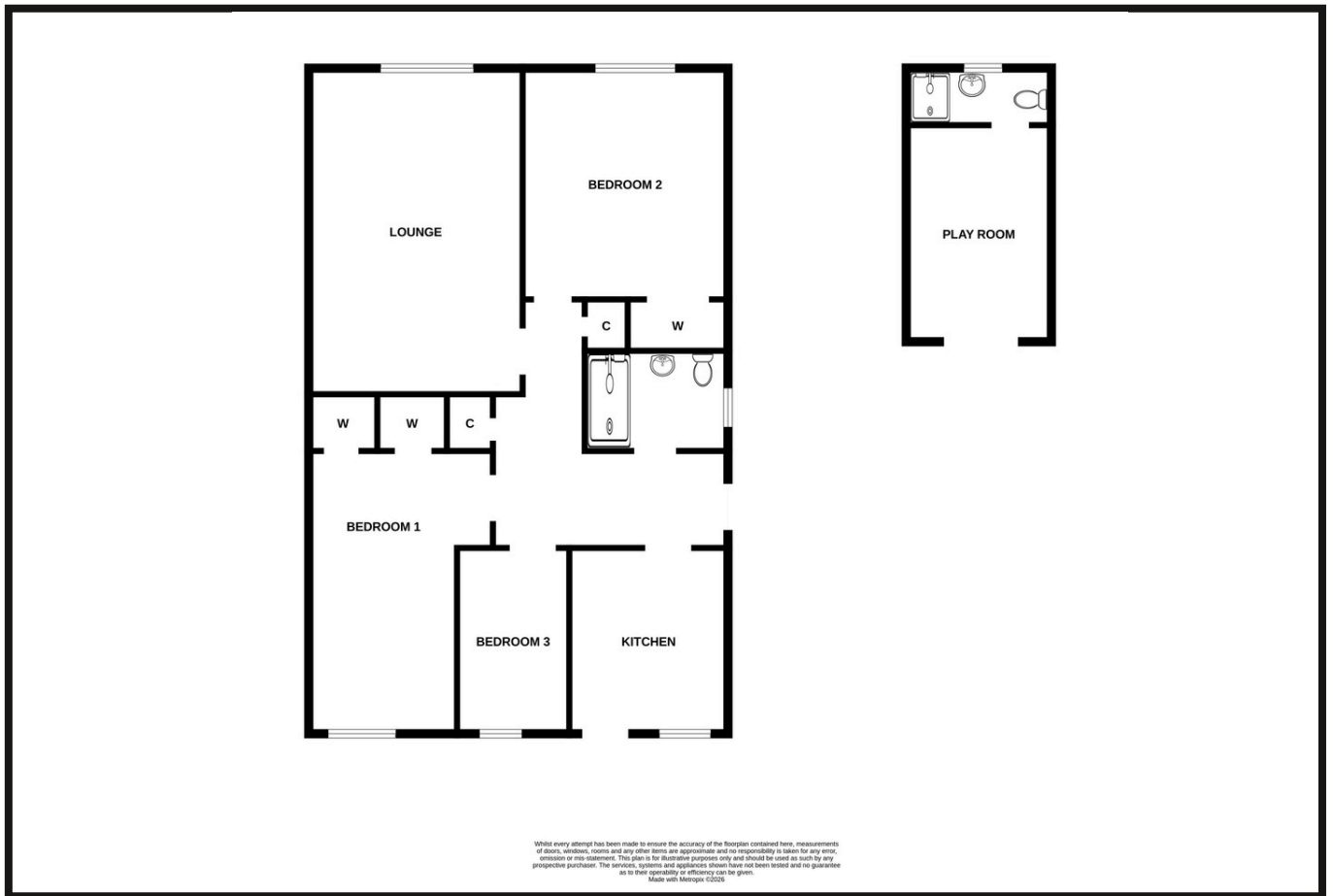
Approx. 9'3 x 3'3. With an electric shower housed within a cubicle, wash hand basin and WC. A rear facing window provides natural ventilation and light, and there is a parador ceiling and fan heater.

**EXTERNALLY:**

A large mono blocked driveway provides off road parking for several cars and leads to the converted garage. The front garden is neat and has been mostly laid to lawn. The rear garden is fully enclosed and has been laid out with a lawned area, a sunny south facing rased patio, a wooden shed, an area designated for the storage of bins and a drying area.



# 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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