



**FLAT 36 HOMETAY HOUSE, 2 HIGH STREET
MONIFIETH DD5 4BN**

**SECOND FLOOR
APARTMENT**



Key Features

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



OFFERS OVER
£120,000

Property Description

This spacious, two bedroom SECOND FLOOR APARTMENT forms part of the Hometay House Retirement Complex, located right in the 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, a Health Centre and is also within easy reach of the very popular seafront area offering coastal and beach walks. There are also excellent Golf courses located close-by. The property is presented in good condition, with entry into the Hallway, access to the Shower Room, Kitchen, Lounge and two good sized Bedrooms. The complex has a house manager, there is a communal Lounge with frequent social activities, a lift, communal laundry facilities are on-site and a Careline alarm system. There is a factoring charge in operation and new residents must be 60 years of age. Overall, this property offers an excellent retirement option offering peace of mind and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, SHOWER ROOM, KITCHEN, LOUNGE, 2 BEDROOMS.

ENTRANCE HALLWAY:

Enter into the Apartment into the Hallway, which has a large, built-in storage cupboard (with light) offering ample storage with fitted shelving and housing the electric fuse box and meter. Access from the Hallway into the Shower Room and Kitchen.

SHOWER ROOM:

Approx. 8' x 7'7". Comprising a vanity unit incorporating the wash-hand basin and the WC. Large shower cubicle housing an Electric shower. Inset ceiling spotlights and a heated towel rail. Bathroom fittings included.

KITCHEN:

Approx. 14'8 x 7'7". A well proportioned kitchen, which is fitted with a range of base and wall mounted units, worktop surfaces incorporating a stainless steel sink. Free-standing Electric Cooker (no warranties given thereon). Space for an under-counter Fridge or Freezer and space for a small table and chairs.



BEDROOM 1:

Approx. 14'2 x 17'8. Spacious double bedroom with a rear-facing window offering views towards the coastline and sea beyond. Built-in double wardrobe with shelving and hanging space. Wall lights. Electric storage heater.

BEDROOM 2:

Approx. 9'5 x 13'9. Spacious bedroom with a rear-facing window offering views towards the coastline and sea beyond. Built-in double wardrobe with shelving and hanging space. Wall light. Electric storage heater.

LOUNGE:

Approx. 11'8 x 20' A lovely, well proportioned Lounge with a side-facing window offering views over the rooftops towards the coastline and sea beyond. There is ample space for furnishings. Dimplex electric heater.



Property Professionals

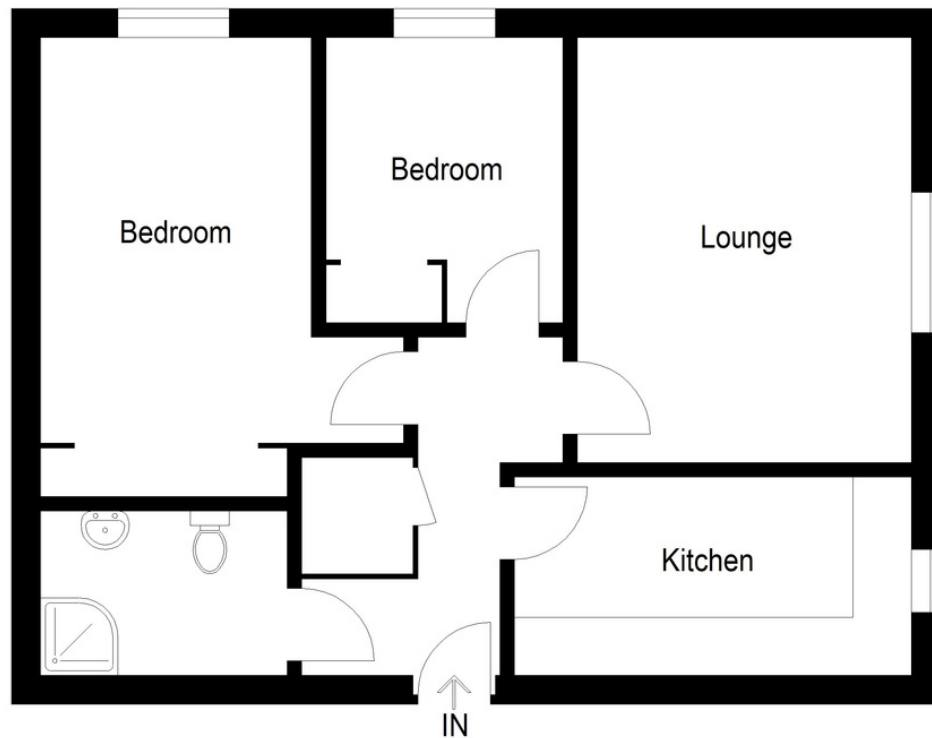


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These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

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