Connelly Yeoman

FLAT 33 HOMETAY HOUSE, 2 HIGH STREET, MONIFIETH, DD5 4BN

2ND FLOOR APARTMENT

- Bright and spacious 1 Bedroom Second Floor Apartment
- Retirement Complex with House Manager, Communal Lounge, Lift and Laundry facilites
- Electric Storage Heating, Double Glazing
- Residents' car parking to the rear of the building and communal gardens

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OFFERS AROUND

£105,000

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Property Description

This well presented, bright and airy one bedroom SECOND FLOOR APARTMENT is ideally situated right in the heart of Monifieth, which boast a great range of amenities and services, including a supermarket, various food outlets, stores and cafes. The apartment is within easy reach of the very popular seafront area offering lovely coastal and beachfront walks. The new Mac centre hosts many clubs and gatherings ideal for becoming involved in the local community. The property is presented in good condition with neutral décor through out. There is ample storage with a large cupboard in the hallway, double fitted wardrobes and access to some attic space via a hatch in the hallway. Factoring charge are in operation and new residents must be 60 years of age or older. To the rear of the building there is a private car park for residents and communal garden grounds. Overall, this property offers an excellent retirement option offering quality living which is ideally centrally located for most amenities. Early viewing would be highly recommended.

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

ENTRANCE HALLWAY: Entry is into an inner hallway which is carpeted with a good sized storage cupboard with shelving and which houses the electric fuse board and water tank. A ceiling hatch provides access to some loft space.

LOUNGE: Approx. 10'2 x 18'1. A glass panelled door leads into a spacious lounge overlooking the rear of the building which has carpeted flooring and neutral décor. An open archway leads into the kitchen.

KITCHEN: Approx. 7'1 x 6'9. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap and window above. Integrated appliances include an electric oven with a four burner electric hob and extractor hood above. There is space for a full height fridge freezer and wood effect flooring.

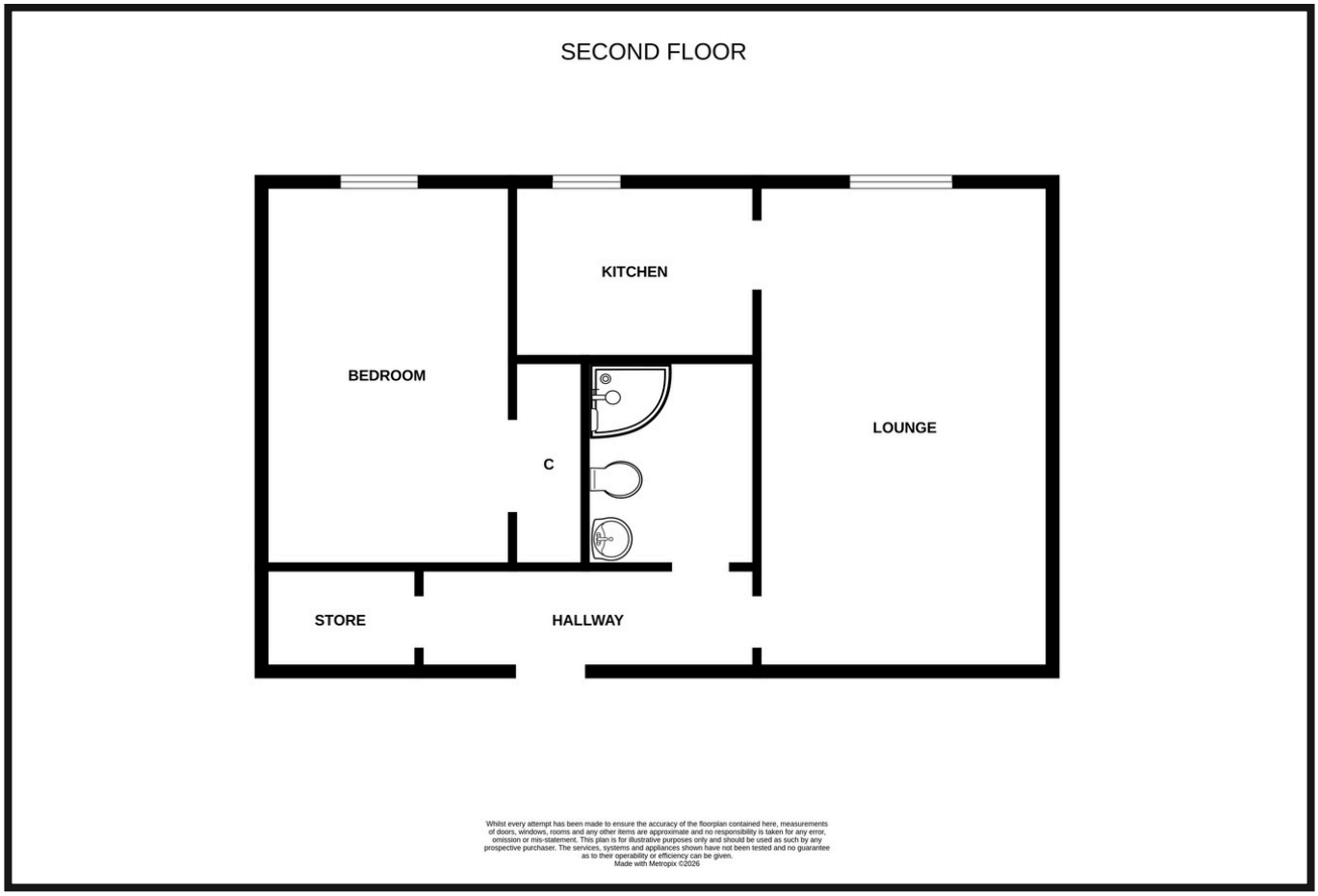
BEDROOM 1:
Approx. 14'2 x 8'7. A good sized double bedroom with carpeting to the floor, neutral décor and built in double wardrobes with bi-folding doors.

SHOWER ROOM
Approx. 7' x 5'5. Fitted with a two piece white suite comprising of a wash hand basin set in a vanity unit with storage below and WC. A separate shower enclosure houses a mains power shower and is wet wall lined throughout. There are down lights to the ceiling, a chrome heated towel rail and wall mounted mirror. The floor has been tiled as have the walls.

ADDITIONAL INFORMATION: Residence laundry room, private car park for residents, communal garden, residents lounge, elevator to all floors and centre manager.

NB Factoring charges in operation and 60+ years of 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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