

Flat 21 Hometay House, 2 High Street, Monifieth, DD5 4BN







Spacious one bedroom apartment in popular retirement complex

1 Bed | 1 Bath | 1 Reception

An ideal opportunity to purchase a spacious first floor apartment which is situated within the heart of Monifieth close to all shops and local amenities. The property forms part of a retirement complex and we understand the minimum age of residency to be 60.

The property comprises, a welcoming hallway with large storage cupboard, a bright and spacious lounge with ample space for dining that leads to fitted kitchen. The bedroom is a generously sized double bedroom with built in wardrobes. Completing the property is the modern shower room.

The property benefits from electric heating and double glazing throughout. The complex offers further benefits which include a House Manager (Monday – Friday 9-5) residents lounge and laundry, lift service, secure entry and a resident's car park. Factor fees are payable to James Gibb every six months at around £1,250.

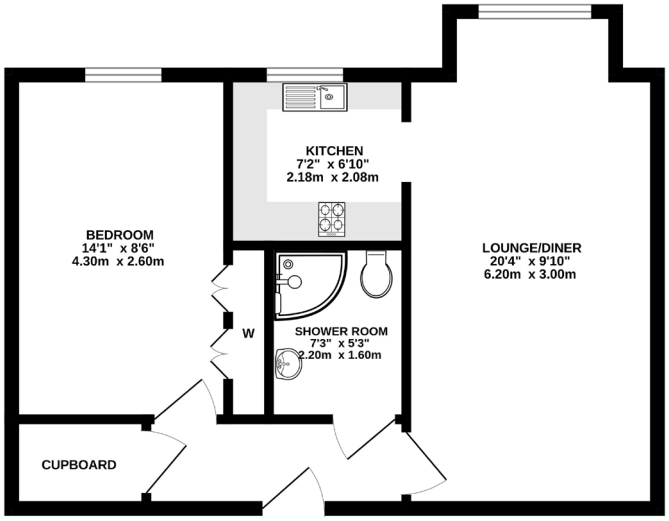
We recommend viewing to fully appreciate the accommodation on offer.

Fixed Price £105,000

Features

- Hallway
- Lounge/Diner
- Kitchen
- Double Bedroom
- Shower Room
- Residents Parking
- House Manager
- Residents Lounge & Laundry
- Lift & Secure Entry
- Age restrictions
- EPC Rating B

1ST FLOOR



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Monifieth is a popular coastal town situated just six miles east of Dundee City and is ideal for family living. The bustling high street offers a wide variety of shops, cafes, take aways and restaurants while on the northern edge there is a Dobbies Garden Centre and David Lloyd Leisure Centre. Renowned for its beautiful sandy beach and two outstanding golf courses, it is just a few minutes' drive from the championship course at Carnoustie. There are two primary schools and a high school with an excellent reputation, a regular bus service to Broughty Ferry and Dundee and the main east coast railway line offers a service stopping at Monifieth Station.

Monikie and Crombie Country Parks are close by and provide a range of leisure pursuits for all the family.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.