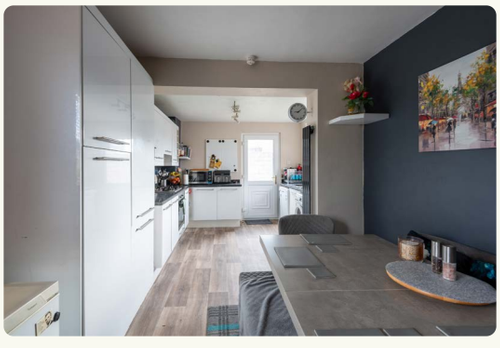


22 Malcolm Crescent,
Monifieth, DD5 4RU







Substantial detached house offering versatile accommodation perfect for the growing family

5 Bed | 2 Bath | 2/3 Reception

This impressive extended detached villa offers spacious and flexible family accommodation across two levels and is situated within a highly desirable residential area of Monifieth. Ideally positioned close to a wide range of local amenities, including reputable schools, shops, leisure facilities and excellent transport links, the property provides convenient access to Dundee city centre and surrounding Angus towns.

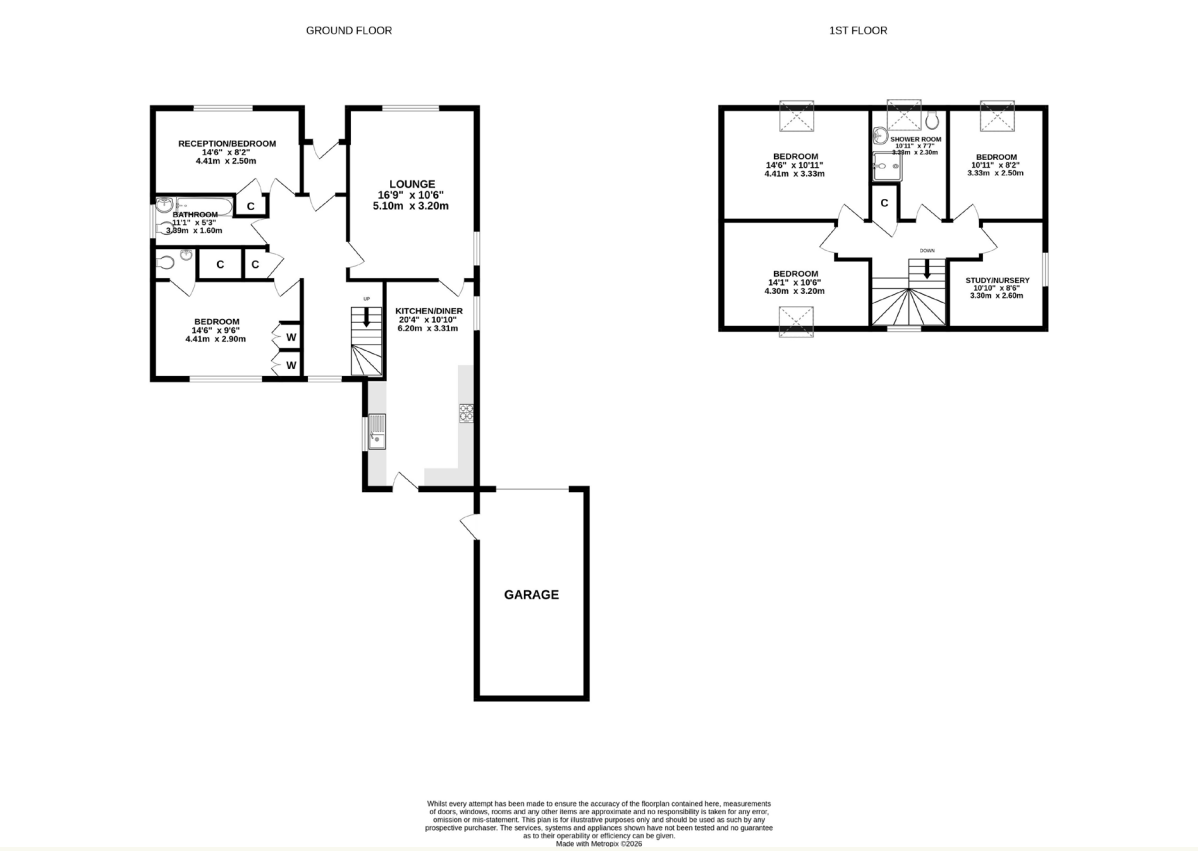
The accommodation is well presented and versatile throughout. The ground floor comprises a welcoming entrance vestibule leading into a reception hallway, a bright and generously proportioned lounge, and a family room which could be utilised as a fifth bedroom if required. The spacious kitchen/dining room is fitted with an integrated hob, oven, extractor hood, fridge-freezer and offers ample space for additional appliances and family dining. A family bathroom, together with a double bedroom featuring an en-suite WC, completes the ground floor accommodation. On the upper level, there are three further double bedrooms, a separate room ideally suited as a nursery, study or home office, and a modern shower room. Externally, the property benefits from well-maintained gardens to the front and rear, predominantly laid to lawn with attractive planted borders and a paved patio area, ideal for outdoor entertaining. A private driveway provides convenient off-street parking and leads to a garage. Further benefits include double glazing, gas central heating, and the inclusion of all fitted floor coverings, fitted window blinds and integrated kitchen appliances within the sale.

Offering excellent space and versatility for modern family living, this attractive home is expected to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Offer Over £311,000

Features

- Entrance vestibule & reception hall
- Lounge
- Dining room
- Family room
- Kitchen/dining room
- Four bedrooms (one with e/s wc)
- Nursery/Study/Bedroom 5
- Bathroom
- Shower Room
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating C









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.