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22 Ethiebeaton Terrace,
Monifieth, DD5 4RL







Stylish Four-Bedroom Family Home in Move-In Condition Throughout

4 Bed | 1 Bath | 3 Reception

This stylish detached family home offers spacious and flexible accommodation over 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.

Presented in move-in condition throughout, this attractive home offers an excellent balance of comfort, practicality, and versatility, making it ideal for modern family living. The welcoming entrance hallway provides useful storage and leads to a bright and spacious lounge. Double doors connect the lounge to the dining room, creating the option of an open-plan layout that flows seamlessly through to the conservatory. Overlooking the garden, the conservatory is a wonderful space for relaxing or entertaining throughout the year.

The modern kitchen/diner is fitted with sleek units, integrated appliances, and ample worktop and cupboard space. With room for family dining and patio doors opening directly to the rear garden, it provides a practical yet sociable hub of the home. A convenient ground-floor WC completes the downstairs accommodation.

Upstairs, there are four bedrooms, including three generously proportioned double rooms, one of which benefits from excellent built-in storage. The fourth bedroom is currently utilised as a dressing room and makeup room but can easily be returned to a traditional bedroom if desired. The contemporary family bathroom is beautifully presented and features a shower over the bath.

Externally, the property enjoys a large driveway providing off-street parking for multiple vehicles. The former single garage has been converted to create a versatile additional room, ideal as a home office, gym, hobby room, or studio space.

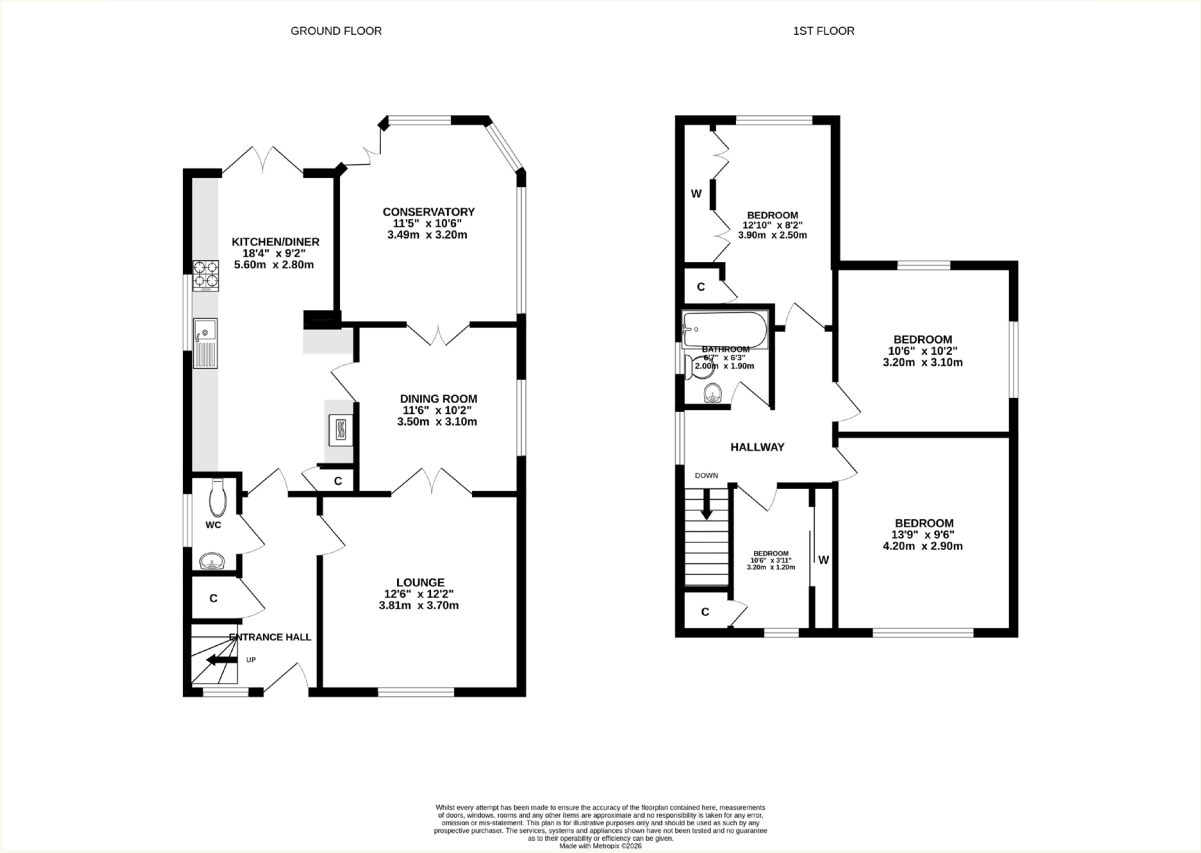
The gardens are well maintained and designed for ease of upkeep. To the front, there is a neat lawn area complemented by mature planting, while the fully enclosed rear garden features artificial lawn and a decking area, providing an attractive outdoor space for both entertaining and everyday family enjoyment.

Offering generous living space, flexible accommodation, and a sought-after Monifieth location, this fantastic family home is expected to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate all that it has to offer.

Fixed Price £275,000

Features

- WC
- Kitchen/Diner
- Lounge
- Dining Room
- Conservatory
- Four Bedrooms
- Family Bathroom
- Driveway & Garage
- Gardens
- EPC Rate: 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

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