

79 Grangehill Drive
Monifieth, DD5 4RR







An appealing semi-detached bungalow in one of Monifieth's most desirable areas

2 Bed | 1 Bath | 1 Reception

Set within a highly sought-after residential area of Monifieth, this charming bungalow will appeal to a range of buyers, from first-time purchasers to those looking to downsize. Presented in move-in condition throughout, the property benefits from double glazing, gas central heating and a spacious hall storage cupboard with attic access. The sale includes all carpets, floorcoverings and fitted blinds, together with the integrated oven and hob, freestanding dishwasher and the larger wardrobe in the second bedroom.

The accommodation comprises a bright, south-facing lounge/dining room with patio doors to the rear garden, a compact kitchen with breakfast bar, two bedrooms and a stylish shower room with a double shower cubicle.

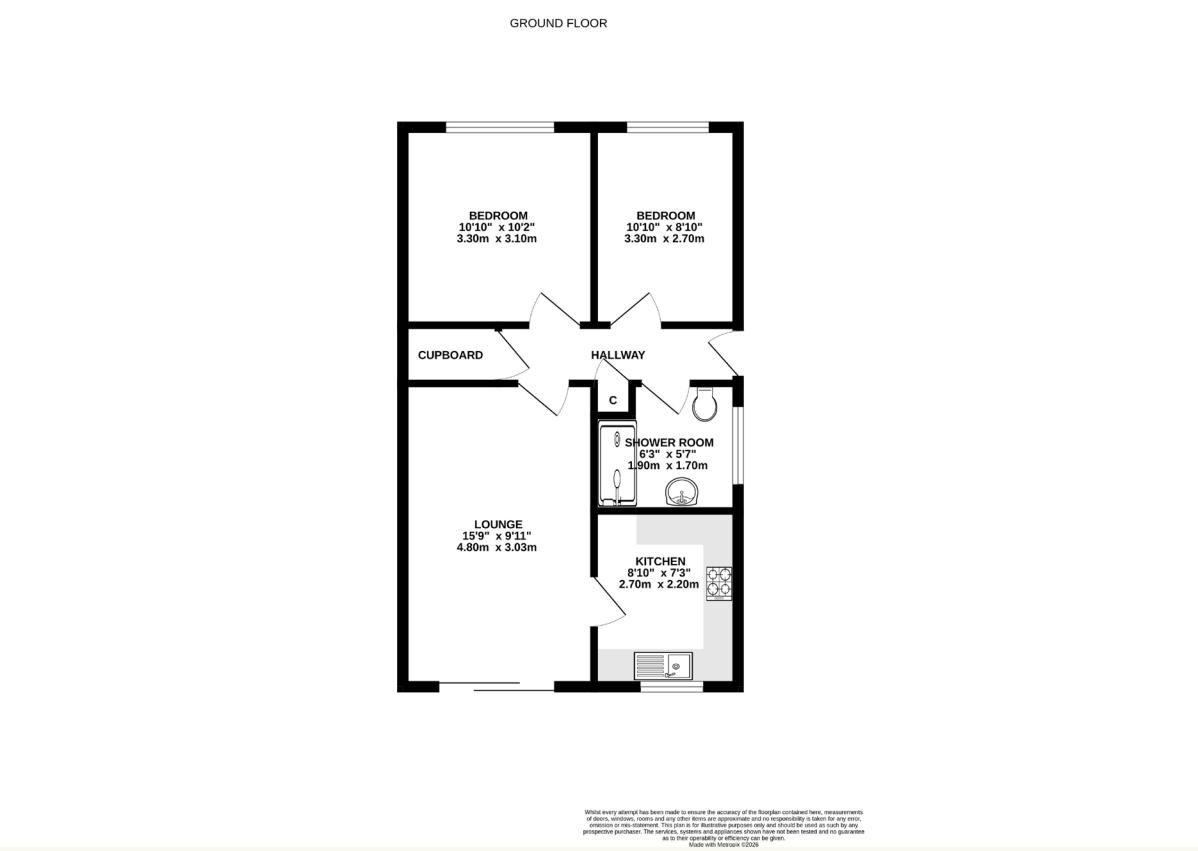
To the front, the property has a well-maintained garden mainly laid to lawn. The fully enclosed rear garden features a paved patio, lawn and decking area, creating an ideal space for family activities, summer entertaining and relaxation. A driveway leads to a single garage, which is plumbed for a washing machine.

Viewing is highly recommended to fully appreciate this lovely home.

Offers Over £195,000

Features

- Hallway
- Lounge/Dining Room
- Breakfasting Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens
- EPC Band 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.