lindsays | for moving home

property.lindsays.co.uk



58 Dighty Street,
Monifieth DD5 4UG







Beautifully Presented Three-Bedroom Detached Villa in Monifieth

3 Bed | 2 Bath | 1 Reception

Ideally situated within the popular coastal town of Monifieth, this beautifully presented three-bedroom detached villa enjoys a convenient location close to a wide range of local amenities, including highly regarded primary and secondary schooling.

Offered to the market in true move-in condition, the property has been well maintained and thoughtfully presented throughout, providing bright and spacious accommodation ideally suited to modern family living. Further benefits include double glazing, gas central heating and solar panels.

The accommodation on the ground floor comprises a welcoming entrance hallway leading to a lovely lounge/diner, which provides an excellent space for both relaxing and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room, while a useful storage cupboard adds practicality. The modern fitted kitchen is well equipped with a range of integrated appliances including a double oven, hob, extractor fan, dishwasher and fridge freezer. A convenient WC completes the ground floor accommodation.

On the upper level, the principal bedroom benefits from an en-suite shower room and the freestanding wardrobe will be included within the sale. There are two further good sized double bedrooms and a family bathroom fitted with a three-piece suite and shower over the bath.

Included in the sale are all floor coverings, blinds, curtain rails and light fittings.

Externally, there is a small garden to the front together with a double monobloc driveway providing off-street parking and leading to the integrated garage. The fully enclosed rear garden is laid mainly in lawn and incorporates a patio area, creating an ideal space for outdoor entertaining and family enjoyment. A number of mature plants and shrubs add colour and interest throughout the garden.

Monifieth offers an excellent selection of local shops, supermarkets, leisure facilities and scenic coastal walks, while commuters will appreciate the excellent transport links to Dundee and surrounding areas.

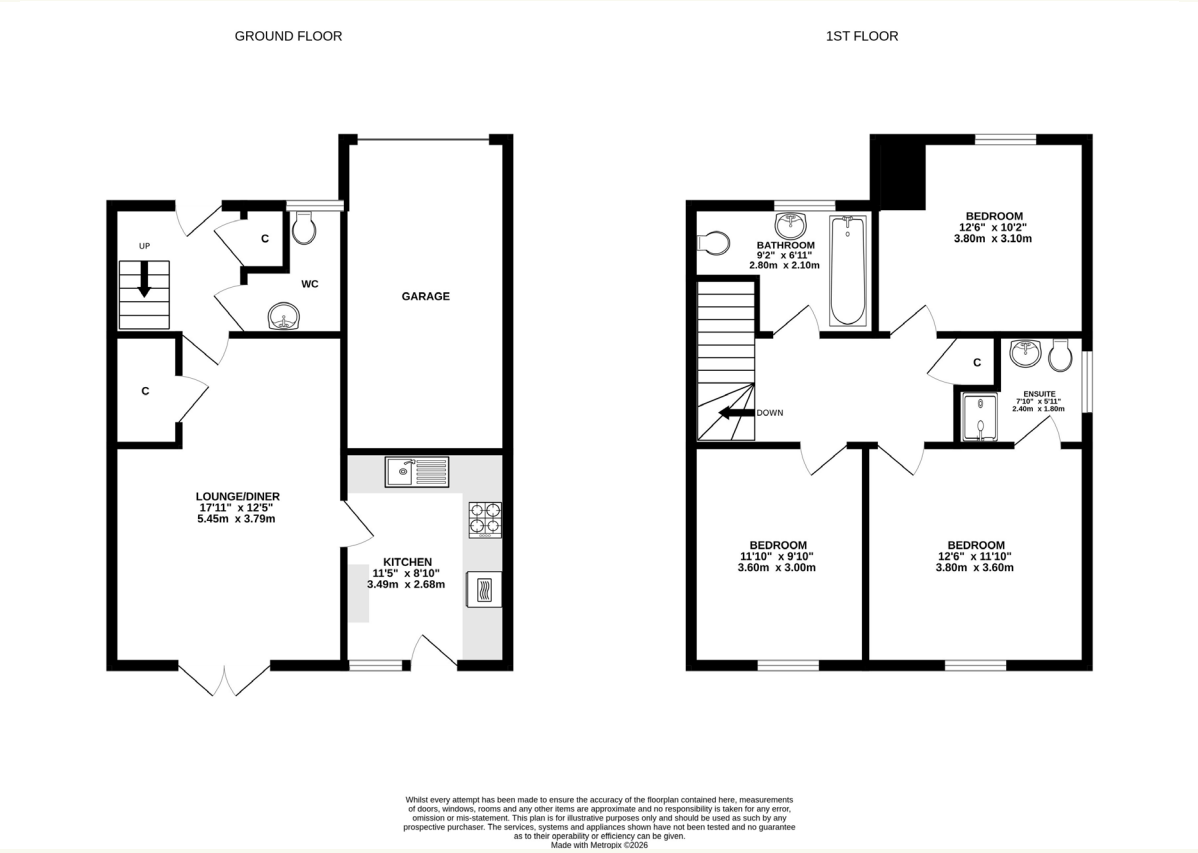
Early viewing is highly recommended to fully appreciate the quality, space and location that this impressive family home has to offer.

Offers Over £296,000

Home Report Value £300,000

Features

- Hall
- Lounge/Diner
- Fitted kitchen
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family Bathroom
- WC
- Gas central heating
- Double glazing
- Gardens
- Garage
- Drive
- EPC Rating B









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.