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31 James Herald Terrace
Monifieth, DD5 4JJ







A beautifully presented four-bedroom detached villa in immaculate condition throughout

4 Bed | 2 Bath | 2 Reception

Set within a quiet cul-de-sac in the highly desirable town of Monifieth, 31 James Herald Terrace is a beautifully maintained home offering flexible accommodation over two levels. Presented in pristine condition throughout, the property benefits from a converted garage, double glazing, gas central heating and a security alarm. The sale includes all carpets, floor coverings and blinds where fitted, along with the integrated kitchen appliances and bedroom wardrobes.

The ground floor comprises a comfortable lounge with Karndean flooring, an electric fireplace and French doors opening to the rear garden. There is also a formal dining room, which could be used as a bedroom, a contemporary kitchen with ample floor and wall units, a practical cloakroom/WC, and a converted garage currently used as a family room with excellent fitted storage.

Upstairs, the delightful principal bedroom features fitted wardrobes and an en suite shower room. There are two further double bedrooms and a family bathroom with a shower over the bath. The attic is partially floored and accessed by ladder.

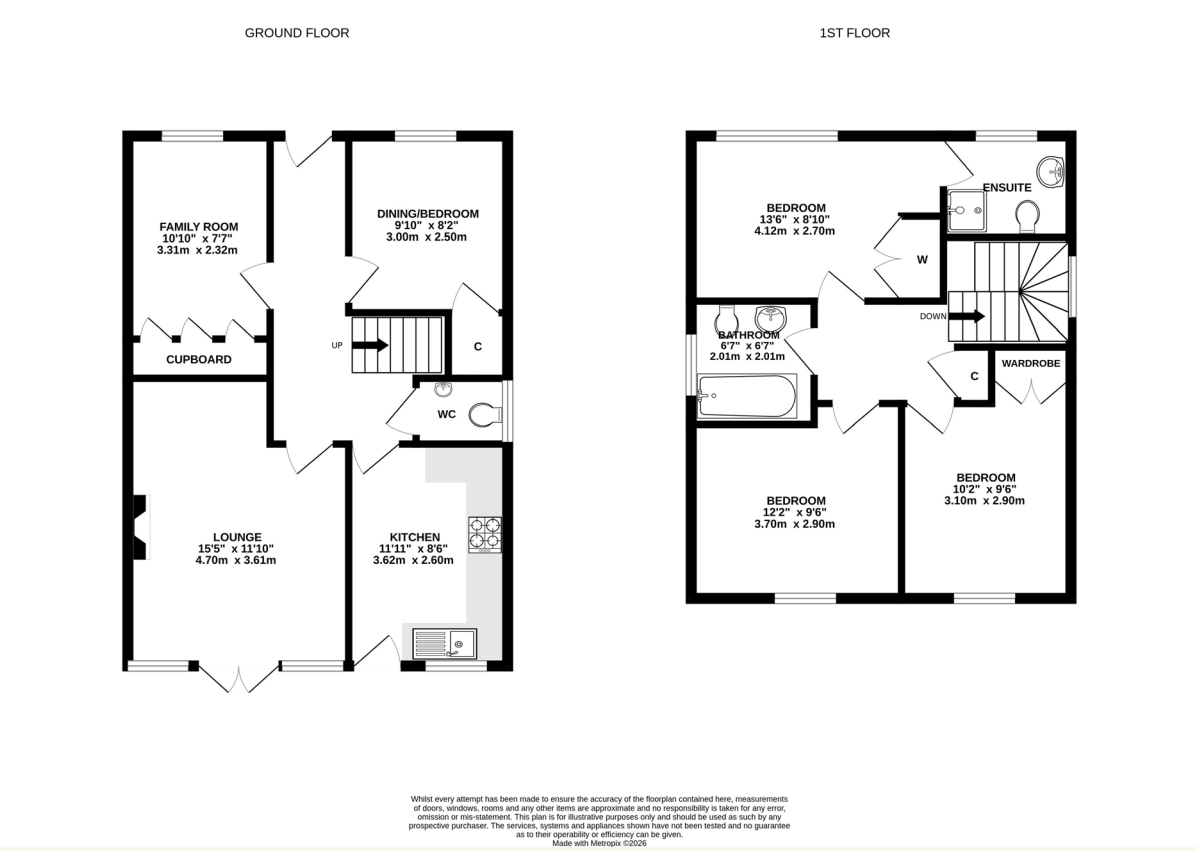
To the front, a driveway provides parking for multiple vehicles. The fully secluded rear garden enjoys sun throughout the day and is laid mainly to lawn, with generous raised decking and a bar area ideal for summer relaxing and entertaining. The garden shed and bar are also included in the sale.

This wonderful family home in a peaceful setting must be viewed to be fully appreciated.

Features

- Hallway
- Lounge
- Family Room
- Dining Room/Bedroom 4
- Kitchen
- Cloakroom/WC
- Principal Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Driveway
- Gardens
- EPC Rating C

Offers Over £285,000









Monifieth is a popular coastal town around six miles east of Dundee, well suited to family living. Its lively high street offers a range of shops, cafés, takeaways and restaurants, while Dobbies Garden Centre and David Lloyd Leisure Centre are located on the northern edge of the town. Known for its sandy beach and two excellent golf courses, Monifieth is also only a short drive from the championship course at Carnoustie. The town has two primary schools, a well-regarded high school, regular bus services to Broughty Ferry and Dundee, and rail connections from Monifieth Station on the main east coast line.

Nearby Monikie and Crombie Country Parks offer a variety of leisure activities for all ages.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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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.