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22B Victoria Street, Monifieth, DD5 4HP

Offers Over £ 420,000

Accommodation:- Hall, Upper-floor Study, Lounge, Dining Kitchen, Utility Room, Ground-floor Study, Snug/TV Room, Cloakroom, 6 Double Bedrooms (1 en-suite), Dressing Room, Ground Floor Bathroom, Upper-floor Shower Room, Double Garage, Gardens

Situated within the popular coastal town of Monifieth, we are delighted to offer for sale this spacious detached bungalow which provides ample family accommodation, with generously sized rooms and built in storage throughout. The property benefits from secluded garden areas as well as a large driveway which leads to a double garage. The property has been well maintained and benefits from double glazing and gas central heating.

Monifieth is served by well-regarded primary schools and the highly rated Monifieth High School. The property is also ideally placed for easy access to Monifieth Town Centre with an excellent range of amenities including supermarkets, shops, beach front, playparks and golf course. It is also within a short walk of the main east coast rail line and within a short drive of the A90 Dundee to Aberdeen dual carriageway.

Viewing of this property is highly recommended to appreciate the standard of home on offer.

Hallway - accessed through partially glazed front door into tiled hallway leading to accommodation on ground floor, spiral staircase to office space and balcony area.

Upper Floor Study - 13'4 x 5'9 – accessed by spiral staircase, space for desk and shelving with light fitting, patio doors out to balcony overlooking garden.

Lounge – 26'2 x 23'2 - an excellent sized split-level room with picture window and patio doors out to garden, light fittings, feature fireplace, carpeted, radiator.

Dining Kitchen – 18'1 x 10'1 - spacious fitted kitchen with ample wall and base units and contrasting worktops, stainless steel sink and drainer, splash back tiling, integrated electric oven and hob, extractor, microwave, fridge freezer and laminate floor. There is ample space for table and chairs and large picture window looking out to garden.

Utility Room – 11'4 x 5'5 – useful utility room, plumbed for washing machine with hanging and drying space, light fitting, carpeted.

Ground Floor Study – 17'7 x 11'4 – ground floor office space, window out to garden, venetian blinds, fitted shelves, twin light fitting, radiator, carpeted.

Snug/TV Room - 12'7 x 9'8 – bright room with patio doors out to side garden, light fitting, radiator, carpeted.

Cloakroom - 5'2 x 5'2 - with WC and wash hand basin in vanity unit, window with venetian blind, heated towel rail, carpeted.

Bedroom 1 – 11'8 x 11'8 – ground floor master bedroom with fitted wardrobes with sliding mirrored doors, window overlooking garden, light fitting, radiator, carpeted, door to ensuite.

En-suite - **8'5 x 3'6** – useful en-suite with w.c., wash hand basin in vanity unit and walk-in shower cabinet with mains shower, spotlight fittings, heated towel rail, vinyl flooring.

Bedroom 2 - **12'4 x 10'8** – second ground floor double bedroom with window to side of the property, fitted wardrobes, light fitting, radiator, carpeted.

Bedroom 3 - **13'4 x 8'2** – third good-sized ground floor bedroom with window overlooking side garden, light fitting, radiator, carpeted.

Dressing Room/Bedroom – 9'5 x 8'5 – dressing room or further bedroom with fitted wardrobe providing hanging and shelved space, window, radiator, light fitting, carpeted.

Ground floor family bathroom - **9'1 x 8'2** - with WC, his and her wash hand basins in vanity unit, corner bath, shower cabinet with mains shower, light fitting, radiator, heated towel rail, vinyl flooring.

Carpeted staircase leading to upper floor accommodation, with light fitting, skylight and two storage cupboards.

Bedroom 4 - **13'1 x 11'4** – upper floor double bedroom with fitted cupboard, velux window overlooking garden, light fitting, radiator, carpeted.

Bedroom 5 - **13'1 x 7'5** – second upper floor double bedroom with fitted cupboard, window out to front garden, light fitting, radiator, carpeted.

Bedroom 6 - **17'7 x 8'8** – third upper floor bedroom or office space with fitted cupboard, window overlooking garden, light fitting, radiator, carpeted.

Upstairs Shower Room - **11'1 x 9'8** - with WC, wash hand basin, shower cabinet with electric shower, spotlight fittings, radiator, carpeted.

Garage – Double Garage with internal door to hallway, power and light.

Outside – Large Driveway providing ample off-street parking – leading to double garage. Lawn and borders with shrubs and patio seating area. Front Garden set in lawn with trees, decked seating area, drying area.

All measurements are approximate: Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

Viewing
By appointment. Contact: - J. Myles & Co, Solicitors on (01382) 204625.

EPC Rating - D

Home Report available at – https://www.gs-surveyors.co.uk/fileuploads/rGSV2cz5TEOdfFbux0z7EwlWy4ruZIdnGpv9GzruU/DUN_2026_02_0107_HR.pdf




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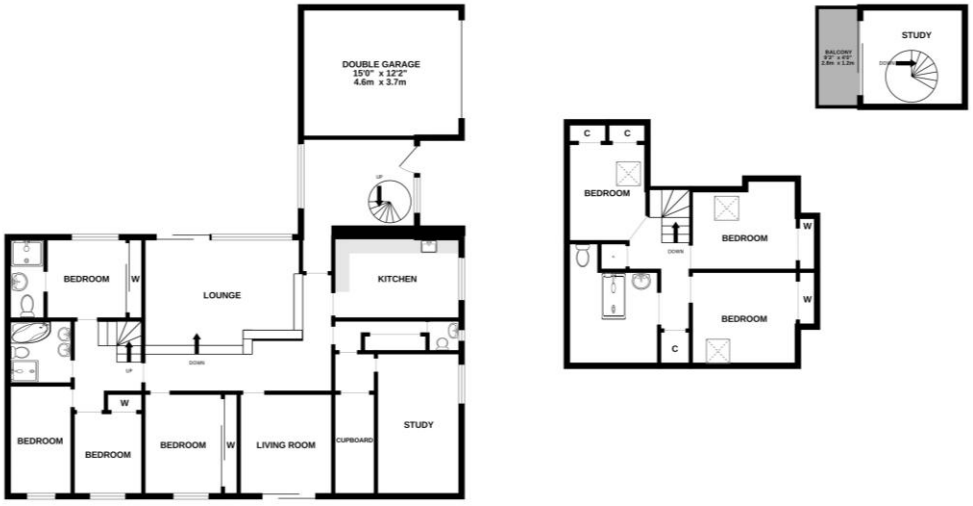






GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee