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Flat 17 Hometay House, 2 High Street, Monifieth, DD5 4BN







Spacious one-bedroom apartment within a sought-after retirement development

1 Bed | 1 Bath | 1 Reception

Occupying a desirable first-floor position within a well-regarded retirement complex in the heart of Monifieth, this spacious apartment offers comfortable and independent living just moments from a wide range of local shops, amenities and transport links. We understand the minimum age of residency to be 60 years.

The accommodation is presented in move-in condition and comprises a welcoming entrance hallway with generous storage, a bright and spacious lounge with ample room for formal dining, where the dining area enjoys a pleasant outlook onto the courtyard, creating an attractive space for relaxing or entertaining. The fitted kitchen is well appointed and benefits from a range of white goods, all of which are included within the sale.

The generously proportioned double bedroom features built-in wardrobes, while a contemporary shower room completes the accommodation.

Further benefits include electric heating and double glazing throughout. Residents enjoy access to excellent communal facilities including a House Manager (Monday to Friday, 9am to 5pm), residents' lounge, laundry room, lift service, secure entry system and residents' car park. Factor fees are payable to James Gibb every six months and are approximately £1,300, this can be paid by direct debit over 10 or 12 months.

A viewing is highly recommended to appreciate the quality of accommodation, convenient location and excellent facilities on offer.

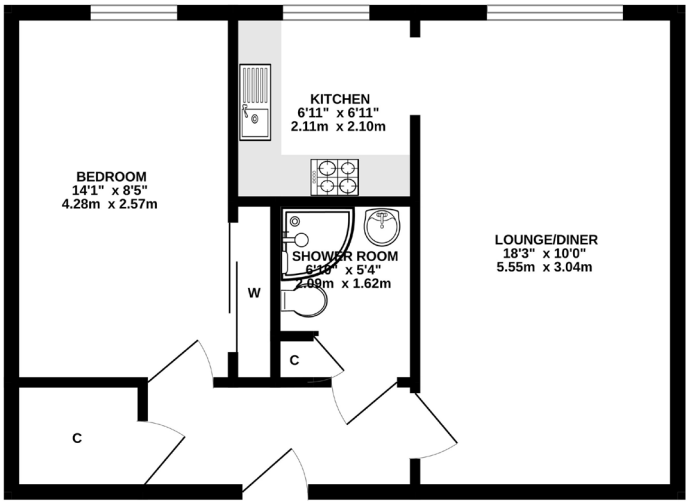
Features

- Hallway
- Lounge/Diner
- Kitchen
- Double Bedroom
- Shower Room
- Residents Parking
- House Manager
- Residents Lounge & Laundry
- Lift & Secure Entry
- Age restrictions
- EPC Rating B

Offers Over £105,000

Home Report Value £110,000

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 as to their operability or efficiency can be given.
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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.